



2021 NORTHERN NEW ENGLAND PLANNING CONFERENCE

After more than two years of planning and many curve balls, the Conference Committee is happy to finally welcome you to the 2021 Conference in Burlington!

We invite you to put on your Oculi (or, VR goggles, for the non-techies among us!) and consider the work we do as planners from different points of view—in reality, in how we imagine our communities, and ultimately in how these perspectives intersect. Let's explore the ideas and events that have guided and challenged our perceptions of what is both real and possible, and consider how we can respond to post-pandemic opportunities while shaping a better future than we could have imagined before.

As the Conference Co-Chairs, we are personally excited to welcome you to the city where we live and work! We take great pride in this place, and look forward to sharing it with you—both during several mobile workshops and by being your host community for the next few days.

We invite you to explore our city with excitement and curiosity, as well as patience. Like many of our communities, our local businesses have worked incredibly hard to navigate the last 18 months and some aren't operating exactly as they did before COVID. Use [Love Burlington](#) for ideas, to check on businesses' operating details, and even to explore neighborhoods outside of the downtown!

Pack your bags for fall in New England. Rain or shine we look forward to connecting with you during our sessions at the Hilton and out and about in this great city we love to call home!

David White, FAICP
Conference Co-Chair

Meagan Tuttle, AICP
Conference Co-Chair



CONFERENCE COMMITTEE

We are incredibly grateful for the ideas, time, and contributions of all of the members who stepped up to help us make this year's conference a reality—and in person!

Donna Benton
Amanda Bunker
Chris Damiani, Mobile Workshop Logistics
Sara DelGizzo
Kati Gallagher
Sarah Hadd, Social Committee Co-Lead
Natasha Kypfer

Sarah Marchant
Matt Sullivan
Meagan Tuttle, Co-Chair
Ravi Venkataraman, VPA PDO
Eric Vorwald, Program Committee Lead
Sue Westa, Social Committee Co-Lead
David White, Co-Chair

Thanks also to our other day-of volunteers for helping with registration and supporting our speakers! Sara O'Neil designed the Conference logo, and we are grateful to the City of Nashua for donating her time and expertise.

We extend a huge thank you to Nancy Kilbride, our Chapter Administrator, who handled all of the work with the hotel, managed registration and communications, and helped recruit many of our sponsors!

We appreciate the NNECAPA Executive Committee and other members who supported our Committee through several key decision-making points over the last two years as we navigated how to deliver professional development events during a global pandemic!

TIPS AND REMINDERS



Attendees are required to wear a mask regardless of vaccination status.

Mobile workshops will take place regardless of the weather. Bring layers, a rain jacket/umbrella, and comfortable shoes. One thing that we've learned over the last two years is to be prepared for anything!

Do some research on loveburlington.org. In particular, we recommend that you look into a few restaurants ahead of time to make note of any limited hours or reservation requirements.

Consider using free public transit or e-assist bike share. If you're planning to venture outside of downtown—such as to the South End's breweries or for tacos in the Old North End—Green Mountain Transit and Green Ride Bikeshare can help get you there. GMT bus service is operating fare free, with the transit center a few blocks from the hotel, and Green Ride has an hub at the foot of College Street in Waterfront Park.

Green Mountain Transit: ridegmt.com

Green Ride Bike Share: greenridebikeshare.com




PROGRAM DETAILS

WEDNESDAY, OCT 13

PRE-FUNCTION FOYER, HILTON BURLINGTON | 60 LAKE STREET

- 2:00 p.m. Registration Opens & Exhibitor Set Up
- 6:00p** **Social Hour & Hor d'oeuvres with Conference Exhibitors and Sponsors**
The State Cocktail Competition is back! During the reception, you'll be able to purchase seasonal cocktails selected by each of the Sections. The most popular will be revealed at the Awards Ceremony on Friday.
- 7:30 p.m. Enjoy dinner and an evening out in Burlington!

THURSDAY, OCT 14

- 7:00 a.m. Registration Open, Pre-function Foyer
- 7:30a** **Breakfast Buffet with Exhibitors, Adirondack Ballroom**
- 8:45a** **Conference Opening & Welcome Remarks**
ADIRONDACK BALLROOM
Sarah Marchant, NNECAPA President
Meagan Tuttle and David White, Conference Co-Chairs
Miro Weinberger, Mayor of Burlington (Confirmed)
- 9:00a** **The Future of Planning... Planning with Foresight**
ADIRONDACK BALLROOM | 1.25 CM
Petra Hurtado, Research Director, American Planning Association
- Planners help their communities navigate change and prepare for future uncertainties. The accelerated pace of change and increased uncertainty about the future make it ever more difficult to imagine what is to come. Foresight is an approach that aims at making sense of the future, understanding drivers of change that are outside of one's control, and preparing for what may lead to success or failure in the future. With foresight in mind, planners can guide change, create more sustainable and equitable outcomes, and establish themselves as critical to a thriving community.
- In this keynote session, Petra will introduce the concept of foresight; how APA uses foresight to prepare planners for the future of the profession, and how planners can use it to make their plans more resilient and future-proof. Additionally, she will highlight some emerging trends planners should consider when planning for the future of their communities...including why 3D-printing, climate migration, artificial intelligence, or even space tourism are now planning topics.
- 10:00a** **Coffee Break with Exhibitors, Pre-function Foyer**
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THURSDAY, OCT 14

10:15 - 11:45a Concurrent Sessions

Building ADUs: Who lives in Them, Where They Get Built, and Why it Matters

GREEN MOUNTAIN - A | 1.5 CM

*Sarah Wrightsman & Cam Prolman, Southern New Hampshire Planning Commission
Sarah Marchant, AICP, City of Nashua*

Accessory Dwelling Units, also known as ADUs, are slowly working their way into communities across the country. Who is served by an ADU? Where do ADUs get built? Most of all, why does any of this matter? Single family homes have been the preferred housing type for a majority of New Englanders for several decades, apartments provide an alternative for those seeking proximity to village centers, downtowns, and bustling social scenes, but what other housing options exist at a time when housing supply is not keeping pace with demand? It is common for one- and two-person households to be living in three- and four-bedroom homes, but is it realistic to expect this is sustainable for a majority of households into the future? The Northeast has an aging population and challenges with youth retention; how will we attract young people to stay and to transition into home ownership over time? All of these questions make a case for new housing choices and supply in the form of ADUs. The presenters will explore these questions while considering the opportunities ADUs in serving the housing needs of Northern New England.

Harnessing the Power of Community Feedback with Qualitative Methodology

GREEN MOUNTAIN - B | 1.5 CM- ETHICS

*Christian Brandt, AICP, Planner and Community Engagement Specialist;
Carolina Prieto, Community Engagement Manager; Alyssa Kogan, Data Services; &
Sharon Ron, Public Health Planner, Metropolitan Area Planning Council (MAPC)*

Lived experiences and local knowledge, and other forms of qualitative data, are crucial elements to holistic planning practice and can transform projects and processes for the benefit of many communities. Integrating qualitative practices into planning work can help support more inclusive plan-making and account for important and persistent inequities present in quantitative data by surfacing the rich, unique, and varied lived experiences of marginalized communities, who in addition to being under-counted in quantitative data, are often excluded from formal decision-making structures and institutions. Without a methodology to follow, however, working with qualitative data can be confusing, time-consuming, and expensive. Ineffective collection and analysis of community feedback can also lead to biased conclusions and alienate community members. Adopting a qualitative methodology in your project can help you address these risks, improve your work, and nurture stronger relationships with stakeholders. In this session, the speakers will present an overview of a qualitative methodology for planning and share tools for developing a coherent, ethical, and practical methodology to collect, analyze, and incorporate qualitative data into your projects. Special emphasis will be placed on the ethics of working with personal stories and lived experiences and how to respectfully and meaningfully integrate qualitative practice throughout your work. This session's speakers will also share examples from their own work of how they approach working. Attendees will leave this session understanding how to incorporate a qualitative methodology into their work and projects.

Understanding and Developing Form-Based Standards: Taking it from “Reality” to “Virtual” (and back again)

GREEN MOUNTAIN - C | 2.25 CM *(Note: this session is scheduled until 12:30p)*

*Christopher Parker, AICP, City of Dover, NH
David White, FAICP, City of Burlington, VT*

The session will examine some of the real-world applications and considerations of developing form-based zoning standards based on existing and proposed ideals. We will see how we can draft (virtual) for what we want to see (reality). Session leaders will familiarize participants with a rapidly changing commercial-industrial area in Burlington and discuss its evolution and future vision. They will then describe some of the key considerations necessary for creating new form-based development standards based on what is currently on the ground - both desirable and not-so-much. Attendees will then be split into 1-3 small groups to take a closer look at building and lot patterns and scale in their respective areas. Teams will determine how to code these areas as part of a future rezoning effort. The session will wrap with each group describing what they

THURSDAY, OCT 14

Understanding and Developing Form-Based Standards- continued:

found and how they approached coding their study area. Attendees are also encouraged to:

- review pre-session handouts to familiarize themselves with the study area in advance
- visit the corridor preferably on foot or bike the evening before the session (there are many fun places for food and beverages along the way!)
- bring a laptop or tablet to the session itself so they can access various online resources (i.e. Google Maps and Street View)

12:00 - 1:00p Concurrent Sessions

How to be Strategic in the Implementation Chapter of Your Municipal Plan. Setting your Community up for Success in Achieving their Vision

GREEN MOUNTAIN - A | 1 CM

Mike Miller AICP, CFM, City of Montpelier VT

With more than 20 years experience as a planner, I have seen many implementation plans that rarely lead to real change in communities. Montpelier's new plan update provided an opportunity to try a new format and approach to develop a better Implementation Chapter. The results of this process have been positive, and the ideas and methods used are easily transferable to other communities to consider and build from. Most comprehensive plans are broken into topical chapters, and some municipalities (such as Montpelier) have committees dedicated to each topic. We used this new approach to help boards and committees organize their thoughts, move from aspiration (vision) to goals to strategies, and develop very targeted and deliberate action plans. We aimed to avoid phrases such as "encouraging accessory apartments" or "supporting open space," and instead identify specific recommendations such as "change zoning regulations" or "create programs to purchase development rights." The format ties in best practices from Vermont's Planning Manual with other lessons to make a more comprehensive set of goals and strategies that identify: new plans needed, permits, programs, projects and policies. This presentation will share how to structure and format any plan to be more strategic and actionable, and the process of guiding boards and commissions using this format.

How Fair is Your Housing? Telling a Story Through Data and Best Practices

GREEN MOUNTAIN - B | 1 CM

Jeff Levine, AICP, Levine Planning Strategies

Vanessa Farr, Greater Portland Council of Governments.

This session will explore how to use data analysis to diagnose potential bias in local housing policy. Using a study commissioned by the Greater Portland Council of Governments as an example, we will outline a process for determining how local zoning limits housing inclusive housing development. This study looked beyond simply whether a zoning code permitted multifamily housing, but also at various requirements that, taken as a whole, have the effect of limiting its development. This effort shows how codes, intentionally or otherwise, can result in unfair housing policies that limit choices for many Americans. The presenters will then outline ways to ensure that local goals and inclusive housing policy can both be met, via use of tools such as form-based codes, affordable housing overlays, and inclusionary zoning policies.

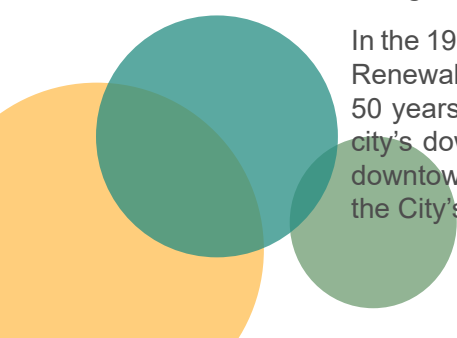
1:00 - 2:30p Lunch Break with Exhibitors | Pre-function Foyer & Adirondack Ballroom

2:30 - 5:30p Mobile Session: From Urban Renewal to Great Streets

Meet in Pre-function Foyer for Departure | 3 CM

Meagan Tuttle, AICP & David White, FAICP, City of Burlington VT

In the 1960s, Burlington voters approved a plan and bond to support the Champlain Street Urban Renewal Project, which leveled twenty-seven acres of the downtown and displaced "Little Italy." 50 years later, City Council and voters approved plans and municipal bonds to reinvest in the city's downtown core – this time guided by "Jane Jacobs-approved" planning principles. Walk downtown Burlington with City Officials that have been deeply involved in the implementation of the City's award-winning *planBTV: Downtown & Waterfront Master Plan*.



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Urban Renewal to Great Streets- continued:

Beginning at the Hilton, visit sites to explore what actually came of the city's urban renewal program, and where those projects are today, and discover both recent successes and ongoing challenges associated with implementing planBTV's "grand vision" for downtown. City planners will be joined by current and past members of the city team from the Public Works, Community & Economic Development, Parks & Recreation, and City Arts departments.

2:30 - 3:45p

Concurrent Sessions

Adapting Form-based Codes for the VT Context: Approaches and Best Practices

GREEN MOUNTAIN - A | 1.25 CM

Cat Bryars, AICP; Bennington County Regional Commission

Regina Mahony, AICP, Chittenden County Regional Planning Commission

In recent years, many Vermont towns large and small have learned about the form-based code (FBC) approach to development regulation and sought to integrate more form-based standards into their existing zoning framework. This session will look at different ways Vermont towns have approached these zoning update projects and discuss challenges and best practices. Bring your own experiences, observations, and questions to share in discussion. The session will open with an introduction to the foundational concepts of FBC that Vermont communities are seeking to integrate, and then go through examples of towns that have pursued FBC-adjacent zoning.

Census Data for Communities

GREEN MOUNTAIN - B | 1.25 CM

Michael Moser, University of Vermont, Center for Rural Studies

This session serves as a primer on community indicators for planning. It covers basic data terminology and analysis techniques, considerations for indicator development processes and a review of U.S. Census Bureau and other data sources as community indicators. The 2020 Census and American Community Survey resources will be highlighted and contrasted along with a basic tutorial of the Census data access portal.

Tourism Disrupted, Part 2: Tourism and Planning for Climate Change

GREEN MOUNTAIN - C | 1.25 CM

James Stevens, AICP, ConsultEcon, Inc.

Tourism is evolving in response to climate change. Natural resources that support tourism are threatened. Climate change threatens winter sports with less snow and shorter seasons. Coastal areas face sea level rise, flooding, and more frequent storms. Agricultural and natural lands are changing, threatening traditional agricultural products and recreation. What does the future hold for tourism in Northern New England? How are planners responding to climate change and supporting the tourism industry adapt to the future climate reality? An introductory presentation of emerging issues and trends in tourism and climate change will be followed by small group discussions. Planners will break out into groups to share their experience with how climate change is impacting tourism in their communities, generate ideas about what communities can do to support a resilient tourism industry over the long term. This session will expand upon the 2020 Virtual Conference Session where panelists were asked to reflect on the parallels between pandemic disruptions and impacts from climate change.

3:45 - 4:15p Coffee Break with Exhibitors, Pre-function Foyer

4:15 - 5:30p Concurrent Sessions

Keys to the Valley: A Bi-State Housing Initiative

GREEN MOUNTAIN - A | 1.25 CM

Kevin Geiger, AICP, CFM, Senior Planner, Two Rivers-Ottawaquechee Regional Commission

Alex Belenz, Upper Valley Lake Sunapee Regional Planning Commission

Jason Rasmussen, AICP, Director of Planning, Mount Ascutney Regional Commission

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Keys to the Valley- continued:

At its core, Keys to the Valley is a campaign to address housing needs. The main final physical product is the website – keystothevalley.com – not a report. We decided to turn the usual tome that begins with lots of information and then ends eons later with recommendations on its head and just start where we ended. We still have all that information hiding in there, but you do not need to explain things to convince people. This trio of planners will discuss their unique approach to housing. Keys is a plan, an outreach program, survey, visualization, data portal, training program, and website all rolled into one. We will share the site, visual examples meant to show that housing can fit in areas and not be very noticeable, and our key concepts and understandings. This should be useful to anyone grappling with the housing crisis (which all of you are).

COVID Migration to Northern New England: Long Term Demographic & Housing Trends

GREEN MOUNTAIN - B | 1.25 CM

Ben Smith, AICP, North Star Planning

Benjamin Frost, Esq., AICP, New Hampshire Housing Finance Authority

John E. Adams, AICP, Vermont Center for Geographic Information

Northern New England has been facing natural population declines and is reliant on in-migration from other states and countries for population growth. Between 2010 and 2019, Maine, New Hampshire, and Vermont were 3 of only 4 states to have fewer births than deaths. This session will explore changes seen in population and housing brought about by accelerated in-migration due to the pandemic. This panel will explore positive and impacts of these trends, and have interactive time with session attendees including Q&A relative to issues in their communities.

The Fantasy of Compact Settlement in the Absence of Infrastructure: Translating Policy Goals Into Public Investment in New England

GREEN MOUNTAIN - C | 1.25 CM

Juli Beth Hinds, AICP, Birchline Planning LLC

Jim Sullivan, Executive Director; Bennington County Regional Commission

Amy Macrellis, Senior Water Quality Specialist, Stone Environmental

Chris Campany, Executive Director; Windham Regional Commission

Compact settlement is a nearly ubiquitous policy goal for state, local, county, and regional government. But what of investment in the wastewater, drinking water, and storm water infrastructure necessary to retain, expand, and create new compact settlements upon which most smart growth, climate change and adaptation, conservation, energy, economic development, and other planning initiatives depend? Budgets are the ultimate policy statement. How might the planners of New England move forward together to demand state and federal funding necessary to plan, design, engineer and implement the compact settlements necessary to preclude the large lot exurban development path of least resistance. The purpose of this forum is to have planners and related professions engage in a discussion with one another about what is working, what is not, and what we as professionals can do to prompt action. Panelists will introduce the issues to prime the conversation.

5:30 - 7:00p

Reception at Burlington City Arts Gallery, 135 Church St

Wrap up our first day on Church Street. Enjoy beverages and light snacks from SugarSnap catering.

7:00 p.m.

Enjoy dinner and an evening out in Burlington!



FRIDAY, OCT 15

7:30 a.m. Breakfast Buffet opens, Adirondack Ballroom

8:00 - 9:00a **NNECAPA Business Meeting**
ADIRONDACK BALLROOM

Enjoy breakfast while we hear updates from the Chapter & APA, vote on business items, and thank the outgoing/meet the incoming Chapter Officers.

9:15a - 12:15p **Mobile Sessions, meet in Pre-function Foyer for departure**

Visions of an Urban Village at Taft Corners: Planning and Participation Techniques to Build a Community Concept for Suburban Evolution- in a Virtual Setting

Williston, VT, transportation provided by Green Mountain Transit | 3 CM

Matt Boulanger, MST, AICP, Town of Williston VT

How do you get citizens to give up a Saturday to talk about bike lanes and brick facades? How can you build community over a computer screen? How will you know if you are on the right track? Should communities consider taking on large planning projects in times when in-person participation will be limited? What can be learned from this experience that we will continue to use, even when the table we sit at becomes real again, not virtual?

Since at least 1990, the Town of Williston's Master Plan has contained a steady drumbeat: make Taft Corners a "vibrant, mixed use downtown area with a strong pedestrian orientation." After I-89 connected the rest of Vermont to Taft Corners, shopping centers, apartment living, and offices anchored themselves at this formerly rural intersection. Since then, Williston has struggled with what it means to have a "big-box" suburban center in their midst. Over the years and many decades of planning, visioning, and dreaming, what has been built in Taft Corners has fallen short of community expectations. The area remains more vehicle than pedestrian oriented, is less of a "downtown" than envisioned, and most buildings and sites are single-use. Beginning in 2020, the Town of Williston, through an entirely online planning process, began to visualize and re-imagine development in Vermont's first State Designated Growth Center. The goal of this effort is to create a form-based code for Taft Corners that will encompass broad-based visioning all the way to bricks-and-mortar development. Learn about this effort to develop, publicize, and operate an entirely-online public engagement process, including the tools and techniques that Williston has found most useful in encouraging a community to imagine a transformation of nearly 1,000 acres.

Nature Based Climate Solutions

Multiple sites in Burlington | 3 CM

Zoe Richards, Burlington Wildways Coalition

Rebecca Roman, Burlington Conservation Board

Dan Cahill, Land Steward, Burlington Parks Recreation and Waterfront

Elizabeth Kelly & Steven Whitman, EdD, AICP, Resilience Planning & Design

Burlington has been aggressively addressing climate change, but so far, approaches have centered mostly on renewable energy production and emissions reductions. The U.N. has determined that at least one-third of humanity's efforts to keep our planet from dangerously overheating must come from nature-based solutions. These include solutions that work with soils, plants, trees, and water while also emphasizing partnerships, education, and participation to strengthen the community and the ecological integrity of natural areas. Currently, the City and the Conservation Board are engaging community members to identify ways to combat climate change in collaboration with nature. See this work in action and learn more about this innovative approach. Participants will travel between sites using their choice of transportation mode.



FRIDAY, OCT 15

9:15 - 10:15a Concurrent Sessions

The Mad River Valley Community Dashboard Project: How are we Really Doing?

GREEN MOUNTAIN - A | 1 CM

Kati Gallagher, Vermont Natural Resources Council (formerly at Mad River Valley Planning District)

How do we measure community wellbeing? We have long relied on a series of standard metrics and ideas for what makes for a “successful” community, but these often do not tell the whole story - and the missing chapters belong to the most vulnerable among us. The Mad River Valley Planning District launched an initiative in the summer of 2020 to enhance the accessibility and relevance of its annual data report, called the “MRV Community Dashboard.” As part of this effort, an Advisory Committee was formed to research community visioning events, conduct stakeholder outreach, and similar community indicator projects. This research was then used to develop new focus areas and indicators. To address some recognized gaps in available data, the MRV Wellbeing Survey was distributed to residents in April 2021; as a subjective wellbeing survey, it will provide community members and local leaders new data related to quality of life, feelings of equity, and basic needs. Both the survey and Community Dashboard (an online platform highlighting data points with accompanying narratives) are intended to evolve based on community input, to be owned and made by the community, rather than by “the planners.” As the project will be wrapping up this summer, we hope to be able to share lessons learned, challenges, and successes so that others may consider implementing new ways of collecting and sharing local data, including:

- What do we mean by “wellbeing” and “subjective wellbeing,” and why is it important for small towns?
- From analog to digital: how to improve accessibility of local data through an interactive, online dashboard
- Community-driven data: how to improve the relevance and usability of local data through community engagement and ownership

Understanding the Use and Limitations of Viewsheds and Photosimulations

GREEN MOUNTAIN - B | 1 CM

Judy Colby-George, TJD&A Landscape Architects and Planners

Danielle Matkoskey, Spatial Alternatives

Understanding how to interpret the output of viewshed analysis and photosimulations is important as more and more projects use these tools to help visualize future development. We will talk about the data that goes into these types of visualizations, what are some of the problems that come about, and how to spot issues or problems. We will go over how to use the visualizations appropriately. Understanding some of what goes into producing these visualizations and how they are best used helps us all be better consumers of information.

10:15 - 10:45a Break, Pre-function Foyer (*Remember to check out of the hotel!!*)

10:45a - 12:15p Concurrent Sessions

Urban and Rural Hybrid Opportunities for More Equitable and Inclusive Engagement

GREEN MOUNTAIN - A | 1.5 CM

Carolina Prieto, Metropolitan Area Planning Council

Catherine Ingraham, CEI Consultants, LLC

The growing reliance on remote life has led to identifiable gaps in access to public processes. Hybrid meetings continue to evolve and aim to be more inclusive, accessible, and equitable in engaging community members in the planning processes. We are testing different opportunities and prototyping hybrid engagement in urban and rural communities to increase civic participation and community connection. We will share some of the ways that different places in Maine and Massachusetts have centered the digital and in-person needs of community members to best integrate people in planning.



FRIDAY, OCT 15

Re-envisioning Occupancy – STRs, Group Homes, Camping by the Houseless and more

GREEN MOUNTAIN - B | 1.5 CM- LAW

Benjamin Frost, Esq., AICP, New Hampshire Housing Finance Authority

Sarah Marchant AICP, City of Nashua

Mike Miller AICP, CFM, City of Montpelier

David Rugh, Esq., Stitzel, Page & Fletcher P.C. Burlington

Across our three states, and the US, communities have wrestled with solutions to complex housing challenges. The pandemic has shone a new light on these challenges, and in many places it has ushered in a new sense of urgency to identify timely, creative, and more equitable solutions. In this panel discussion, attendees will hear from planners about how a number of issues related to occupancy and temporary housing are playing out in their communities with an eye toward regulatory solutions to these issues. The topics to be discussed will include Short Term Rentals, Family Definitions, and temporary camping for people experiencing homelessness. Planners will share what is at the heart of the debate and what the local policy goals are—as well as the key legal considerations for solutions.

12:30 - 2:00p

Annual Chapter Awards Luncheon, Adirondack Ballroom

Enjoy lunch with fellow attendees before celebrating this year's NNECAPA Award winners. Closing remarks will include a raffle drawing for three state-curated gift baskets and announcement of the State Cocktail winner.

THANK YOU!

Thank you for joining us in Burlington and for making this year's conference a success!

Please remember to take the post-conference survey that will be emailed to you by Events Your Way and log your CM credits!

Find Conference Sessions at: planning.org/events/eventmulti/9218887

Have a safe trip home!

