



Northern New England Planning Conference
October 17 – 19, 2022
Sunday River Resort: Grand Summit Hotel,
Newry, Maine

Monday October 17, 2022

10:00 a.m. **Registration Opens**

12:00 – 2:00 p.m. **Welcome, Lunch & Keynote Address** ~ *Grand Ballroom*
If You Want to Go Far

The sustainability grand challenges that we face today, including climate change, environmental degradation, poverty, inequity, peace, prosperity, and justice often seem overwhelming. How can we find the time and energy to even start to address these challenges when we have pressing tasks that we are required to complete every day? One approach is to carve out time to build and nurture mutually beneficial collaborations to better engage a diversity of ideas, develop common visions, share workloads, implements solutions, and to be inspired. Dr. Wake will explore several examples of effective collaborations and partnerships from local to international scales that are effectively addressing grand challenges in sustainability.

Dr. Cameron Wake, Research Professor at the Institute for the Study of Earth, Oceans and Space, University of New Hampshire

2:00 – 2:30 p.m. **Early Hotel Check In**

2:30 – 3:30 p.m. **3 Concurrent Workshops** (60 Minutes)

1. Housing Crunch: Using Data & Public Engagement to Craft a City-Wide Housing Strategy ~ *Ketchum*

The City of Portland has recently implemented a suite of housing strategies to meet demand for housing supply, to provide different types of housing for different household needs, and to increase affordable housing city-wide. These include inclusionary zoning policies, affordable housing bonuses, a new and far-reaching accessory dwelling unit ordinance, and reduced parking requirements, among others. Currently, as part of a multiyear initiative to re-write its Land Use Code, Portland is further diving into what planning for a secure, inclusive, and sustainable city should look like. This presentation would include discussion of approaches to analyzing housing need, developing criteria for creating equitable policies, building community consensus, and evaluating outcomes of the over 1,500 new dwellings approved in the last five years. The presentation would include multiple presenters from within the department to address different aspects of a robust and innovative housing strategy, from data, to outreach, to policy formation, to implementation.

Christine Grimando, Nell Donaldson & Kevin Kraft, City of Portland Planning & Urban Development

2. Developing Effective Programs to Implement Municipal Goals ~ *Simonds*

Building off the success of a presentation at the 2021 NNECAPA Conference in Burlington, Vermont, this session will dive deeper into how to make City and Town Plans more strategic by exploring the implementation strategy of programs. Specifically, programs work best when partnering with other organizations or initiatives. Programs are often one of the least used but most powerful tools for planners to implement their plans. Tying local programs to partners helps to engage more diverse skillsets to achieve a common goal. Examples will include a first-time homebuyer program in Montpelier, Vermont that is providing a matching grant to our

Continued Monday 2:30 – 3:30 p.m.

Neighborworks organization who administers the program. In another community, learn how they tied economic development revolving funds to match a Community Capital program. This session seeks to provide participants with examples of how partnering on programs can be used in their own community.

Mike Miller, City of Montpelier, Planning & Community Development

3. All Hands-on Deck: Building Social and Community Resilience in Midcoast Maine ~ Whittier

This presentation will highlight two resilience projects in coastal Maine: In the first, three adjacent towns worked together to secure funding for shared resilience priorities. The second was a unique collaboration to help eight towns plan for how to protect vulnerable populations at higher risk from coastal hazards. The presentations will be followed by interactive discussions about how to build collaboration among different towns and sectors to tackle climate resilience.

Victoria Boundy, Casco Bay Estuary Partnership

Martha Sheils, New England Environmental Finance Center

Elizabeth Hertz, Retired

Kristen Grant, Coastal Community Resilience & Diversity Equity & Inclusion

3:45 – 4:45 p.m. **3 Concurrent Workshops** (60 Minutes)

1. Activating the Arts in Dover, NH- A Unique Partnership Between the City and Arts Commission ~ Simonds

Learn about a partnership between the City of Dover Arts Commission and Planning Department to integrate arts into the community. Highlights include:

- Zoning ordinance updates that support public art being added throughout Dover, including strongly encouraging art in mixed-use zones, like the Central Business District(s) and Gateway District
- Creating an up-to-date inventory in partnership with the Strafford Regional Planning Commission to make an interactive map indicating cultural amenities in the city including photo, description, location, and other valuable information
- Participation for the nationwide Americans for the Arts survey (6-month public outreach process): “Arts & Economic Prosperity 6 (AEP6) Project” to see how arts and culture impact Dover’s economy

These efforts helped pave the way for the preparation of a sculpture creation to mark the City’s 400th anniversary. Additional efforts include welcome displays at the train station, Art Beats exhibits, monthly art walks, maps of the installations, and more!

Donna Benton & Natasha Kypfer, City of Dover Planning & Community Development

2. Water Planning 50 Years After the Clean Water Act ~ Whittier

Water is the foundation for life. This year, the country celebrates 50 years of the Clean Water Act. Maine’s environmental advocacy led the way for thinking about our one water work. This panel will bring together a unique group of planning and water professionals to discuss their recent projects and partnerships. The panelists will provide tips and tricks on collaboration efforts through partnerships and how to integrate water planning on local and regional levels. They will also highlight specific water project and how that project is made possible by the integrated planning efforts considering a one water approach for water quality. The purpose of this presentation is to provide a panel discussion about planning efforts throughout Maine that highlight different local and regional perspectives on partnerships for a resilient water future.

Dalyn Houser, Saco River Corridor Commission

Lee Jay Feldman, Southern Maine Planning & Development Commission

Emily Cole-Prescott, Saco Water Resource Recovery Department

Daniel Windsor, Woodard & Curran

- 3 **Municipal Involvement: The Key to Successful Downtown Housing Development ~ Ketchum**
The Town of Manchester, Vermont, is pursuing the development of 40 units of mixed income housing together with a new town hall and commercial space on a town owned parcel in the downtown. The market can no longer supply housing that is affordable to the workforce. This session would show how a municipal government can be the agent that breaks this trend.
Janet Hurley, Town of Manchester Vermont Planning & Zoning
Representative Seth Bongatz, Vermont House of Representatives
Greg Boshart, Manchester, Vermont Planning Commission

3:30 – 5:30 p.m. **Exhibitor Set Up** ~ *Exhibitor Causeway*

6:00 – 8:00 p.m. **NNECAPA Social with Exhibitors** ~ State Cocktails & Heavy Appetizers

8:00 – 11:00 p.m. **Entertainment** ~ The Camp Lounge

Tuesday October 18, 2022

8:00 – 9:00 a.m. **Breakfast and NNECAPA Annual Meeting** ~ Grand Ballroom

9:00 – 9:30 a.m. **Coffee with Exhibitors** ~ *Exhibitor Causeway*

9:45 – 10:45 a.m. **3 Concurrent Workshops** (60 Minutes)

1. **Studies Have Shown: A Dive into Traffic Calming and Crosswalk Research to Dispel Myths and support safer streets.** ~ *Simonds*
This presentation will provide the audience with a synopsis of traffic calming studies and relevant findings. We often say narrow travel lanes slow traffic, but how? and how much? What other measures have demonstrable results for slowing down traffic in our village centers, downtowns, and streets surrounding our treasured parks and schools? This evidence-based presentation leans on the data to discuss the many roadblocks facing slowing traffic in our communities, such as snow removal, bus and emergency vehicle access and more.
Dayton Crites, Planner, Dubois & King
Julia Ursaki, Transportation Engineer & Planner, City of Burlington
2. **Working with Planning Consultants** ~ *Ketchum*
From project development, scoping, and budgeting, through RFP drafting and consultant selection, and on to project management and final deliverables, hear from consulting planners on what it takes to set the foundation for great projects and deliverables.
Ben Smith, North Star Planning
Dr. Steven Whitman, Resilience Planning and Design
Noel Musson, The Musson Group
Catherine Ingraham, CEI Consultants
3. **Pop-up Park Serendipity & Success Stories** ~ *Whittier*
Hear from panelists in Vermont as they discuss projects that resulted in successful pop-up parks and community facilities - both those that worked temporarily and those that transitioned to permanent improvements in community spaces. The focus will be on success stories and lessons learned to create public spaces that have made a community impact.
Alex Weinhagen, Planning & Zoning Hinesburg Vermont
David Cawley, Community Organizer, Old East End, Burlington

11:00 – 12:00 p.m. **3 Concurrent Workshops** (60 Minutes)

1. Affordable Housing through the Looking Glass: Rethinking Sustainable Low-Mod Ownership options ~ Ketchum

The best prediction of the future comes from our past and with affordable housing that may certainly be true, with a modern sustainable twist. Learn how Berlin, NH, the Southwest Regional Planning Commission and the NH Community Loan Fund are looking at the evolution of older housing stock, manufactured housing and Cooperative forms of ownership to revitalizing energy-efficient manufactured housing as a viable option for affordable home ownership. This interactive panel discussion will include an introduction and three short (10-15 minute) presentations highlighting:

- the innovative zoning changes Berlin is embarking on to regulate uses and form instead of people.
- how the Southwest Regional Planning Commission is bridging the gap between vacant jobs and affordable homes; an
- how the Community Loan Fund has pioneered an alternative model to enable low- and moderate-income families to own their own homes and parks successfully for more than 30 years.

Pam LaFlamme, City of Berlin NH, Community Development

Todd Horner, Southwest Region Planning Commission

Tara Reardon, NH Community Loan Fund

2. Let's Get in the Car, Kids! A Planner's Toolbox for Facilitating Citizen Boards through Big Decisions ~ Simonds

In the context of a global pandemic and with a mandate to address complex issues like equity and climate change or to handle tricky particulars like street layouts and architectural design standards, citizen planners face a daunting challenge. With finite and sometimes dwindling meeting time and staff resources and the added impetus to welcome online and in-person attendees (and include those who can't go to a meeting at all), how can planners best help the citizens they serve to use everybody's limited time, focus, and energy to tackle big decisions? From experiences with a town energy plan, conflict over residential development and open space, and a recent form-based code project, learn how the Town of Williston, Vermont employed a mixture of technology tools, informational support, and negotiating tactics to guide citizen groups to well-informed, robust decisions. This will be an interactive session with audience participation.

Emily Heymann, Planner Town of Williston Vermont

3. The Elephant in the Room – Equity in the Northeastern United States ~ Whittier

Most planners have encountered at least one obvious discriminatory act or conversation in their career, but do we know what to do or say when faced with it? Do we know how to advise the Planning Board on what to do or say? This session will present information about the realities of past discrimination in New England and then have an open discussion about how to deal with current obvious and not so obvious acts of discrimination we encounter today. Explore the relationship between land use planning and racial inequity in the Northeastern United States including a forum for discussion about current issues.

Judy Colby-George, Viewshed

Carol Eyerman, Town of Gorham Maine

12:15 – 1:30 p.m. **Lunch & Plenary Speaker** ~ Grand Ballroom

Slow Democracy and the Promise of Place

We've all experienced the "us-them" mentality that can divide our communities. But we know that it will take all of us working together—liberals, conservatives, old-timers, newcomers, and every other category we divide ourselves into—to build long-term answers. Place-based values

can heighten divisions or can be leveraged creatively to bridge divides and help new solutions emerge. Join *Slow Democracy* coauthor Susan Clark for an exploration of polarities, wicked problems, Somewheres, Anywheres, and new models that can improve understanding and lead to transformation. Susan will share stories of democratic community building from across the nation and unpack some practical lessons for breaking down barriers and awakening interest in sustainable community building. *Susan Clark, Co-Author of “Slow Democracy: Rediscovering Community, Bringing Decision Making Back Home”: and “All Those in Favor”*

1:30 – 2:00 p.m. **Dessert with Exhibitors** ~ *Exhibitor Causeway*

2:15 – 5:00p.m. **Mobile Session**

“There’s No Zoning in Rumford” – Renewable Energy and Approaches to Rural Redevelopment in a Mixed-Use Community

The Town of Rumford serves as a case study opportunity to the effects of land use regulation and its interaction (or lack thereof) with zoning ordinances. The Town has recently seen an influx of interest in renewable energy projects far exceeding the norm of other rural communities. The Town was able to capitalize on developer interest using a balanced development model that to date has resulted in near ideal land use patterns that preserve pristine wilderness, permit ongoing commercial use of natural resources and rebuild tax base. All of this activity has occurred without a land use zoning ordinance. Approaches to this redevelopment process including communication techniques for internal and external audiences will be addressed along with an overview of general conditions and a summary of all projects completed, underway, and along with some future projects. *Attendees must plan to drive themselves and/or carpool, transportation is not provided. Driving time is approximately 30 minutes one way.*

George O’Keefe, Town of Rumford

2:15 – 3:45 p.m. **3 Concurrent Workshops** (90 Minutes)

1. Housing is Having a Moment: The Latest in State Level Housing Legislation and Policy in Northern New England ~ *Ketchum*

As housing costs increase and impact the state economies, Maine, New Hampshire, and Vermont are all focusing on how local zoning impacts statewide housing supply. This session will look at the three efforts and compare them to similar national efforts to address how zoning has contributed to the housing shortage. In Maine, a new law eliminates single-family zoning, allows Accessory Dwelling Units statewide, and creates density bonuses for affordable housing in growth areas. In New Hampshire, a 2019 Governor’s Task Force resulted in a series of recommendations. some of which have been considered and others of which are still pending. In Vermont, amendments to the Planning Act made new housing possible, statewide partners developed a local reform guide for neighborhood zoning, and the State has boosted funding for housing-focused bylaw modernization and neighborhood development. Representatives from the three states will speak about these three efforts and what we can learn from each of them to help meet the housing needs of the northern New England economy.

Jeff Levine, Levine Planning Strategies

Ben Frost, New Hampshire Housing

Jacob Hemmerick, Vermont Dept of Housing & Community Development

2. Building Bridges to Engaging Underrepresented Communities ~ *Simonds*

This session will explore using a “bridge-building” orientation for community engagement. This involves building trusting relationships with a range of individuals and organizations that are not tied to one specific project or outcome. By getting to know stakeholders and learning about their assets/concerns, planners create a relationship infrastructure that can be drawn upon when needs arise. Planners can leverage these relationships to conduct inclusive engagement and to connect with stakeholders from underserved communities, including immigrants and

refugees, people of color, older adults, people in rural settings, and people with disabilities. We will provide specific examples for how this bridge-building approach works in practice and share the tools we have created, including the Community Transportation Leaders Program.

Zoe Miller, Zoe Miller Strategies

Kat Violette & Marcel Ntagora, Greater Portland Council of Governments

3. **Community Engagement Tools to Advance Housing Policies** ~ *Whittier*

This session will highlight the role of community engagement and grassroots advocacy in examining local land use regulations to increase housing supply, affordability, and diversity. We'll discuss how housers in your community can bring people in, uncover their housing stories, and address the common narratives perpetuated by opponents to housing, all while building a grassroots movement. The panel will explain what community engagement is, why it matters, and introduce creative community engagement tools. In this session, attendees will hear from housers working on the ground doing the iterative, slow, and challenging work that moves the needle. Attendees will hear real examples of tried-and-true strategies that go beyond surveys and listening sessions. Raising awareness and providing education isn't enough to solve the housing crisis - community members need to own the solutions and buy into the process. Municipal planners and planning consultants bring community engagement into their work every day. Presenters will touch on resources and models for incorporating community engagement into this work, including tools used in UNH Cooperative Extension's Housing Academy and New Hampshire Housing's How Do We Talk About Housing? A Guide to Community Engagement and Grassroots Advocacy.

Sarah Wrightsman & George Reagan, New Hampshire Housing

Harrison Kanzler, Mount Washington Valley Housing Coalition

Nick Taylor Workforce Housing Coalition of the Greater Seacoast

Tiffany Tononi McNamara, Plan NH

5:00 - 6:00 p.m. **Cocktail Hour with Exhibitors** ~ *Exhibitor Causeway*

6:00 - 7:30 p.m. **NNECAPA Annual Awards Dinner** ~ *Grand Ballroom*

Enjoy dinner with fellow attendees before celebrating this year's NNECAPA Award winners.

8:00 - 11:00 p.m. **Entertainment** ~ *The Camp Lounge*

Wednesday October 19, 2022

7:30 - 9:00 a.m. **Breakfast** ~ *Grand Ballroom*

Hotel Check Out at 10:30 a.m.

9:15 - 10:45 a.m. **2 Concurrent Workshops** (90 Minutes)

1. **Exploring Pathways to Incorporate Resilience into Master Planning** ~ *Simonds*

Municipalities in Northern New England are already straining economically, socially, and environmentally from the impacts of climate change. Planners are working to implement solutions that advance climate resilience throughout the master and comprehensive planning processes. This session will focus on recent local planning efforts in Maine, New Hampshire, and Vermont that utilized a variety of tools, techniques, and resources to successfully integrate climate change into the process. This session will be structured as an engaging and interactive panel that will focus on lessons learned, challenges, and successes for the audience to consider incorporating into their own communities. Prior to the 2022 conference, attendees will have the opportunity to submit questions for the panel to explore with the audience.

Facilitator: Christa Daniels, Antioch University

Jason Bachand, Town of Hampton, NH

Liz Durfee, EF Design & Planning, LLC
Liz Kelly, Resilience Planning and Design
Tom Morgan, TZM Planning

2. **Wait, Our Zoning Code Does What?!? ~ Ketchum**

This session will analyze a typical zoning code using techniques available to non-planners. A hands-on session on how to run a zoning code stress test for their community to demonstrate the barriers to Missing Middle Housing. Places that want more housing choice frequently are stymied by their existing code requirements around lot size, setbacks, frontages, parking, and lot coverage limits. In this session we will examine a traditional Euclidean code as participants try to place a new four-plex or other missing middle building type. We will draw the code requirements, followed by laying on the building requirements, and addressing the question of whether the building can meet the financial requirements for construction to determine where barriers to construction lie. This is an active work session but drawing ability is not necessary. We have seen that while most places are not ready for a complete zoning overhaul into a full form-based code, this technique can illuminate the places in a code which are creating the most constant and complete barriers. Jurisdictions can then address those sticking points one at a time, rather than tackling the overwhelming, expensive, and politically difficult work of a complete code overhaul.

Ivy Vann, Town Planning and Urban Design

9:15 – 12:00 p.m. **Mobile Session** ~ *meet in hotel lobby & wear appropriate footwear and clothing*

Join Inland Woods + Trails for a walking tour of their new hiking trails at the Grand Summit Hotel at Sunday River and learn about their Main St. to the mountains initiative that links a network of trails that connect the communities of Newry, Bethel, Greenwood, and Woodstock. Inland Woods + Trails is dedicated to creating economic growth and prosperity by connecting communities through the development, maintenance, and promotion of a multi-use recreational trail network for human-powered activities for all ages and abilities. A hike on the trails around Sunday River Resort will showcase the planning strata needed for a local NGO working with a private resort, two towns, and a community of eager recreational trail enthusiasts to achieve a common goal. This mobile session will also show that there is more work to be done. Planners will learn firsthand how the principles of planning, partnerships, and community visions, get turned into a tangible, on the ground product that allows for a diverse array of uses.

Gabe Mason Perkins, Inland Woods + Trails

11:00 – 12:00 **2 Concurrent Workshops** (60 Minutes)

1. **Planning Law Updates 2022 ~ Ketchum**

Time to get current on your planning law! Join us for a panel review of recent legislation and case law at both the state and federal level. Hear from panelists across Northern New England about recent case law and legislation that impacts planning.

Philip R. Saucier, Bernstein Shur
Steven Whitley, Drummond Woodsum
Alex Weinhagen, Town of Hinesburg

2. **Collaborating on Climate: Working Across Regions to Accelerate Climate Action ~ Simonds**

In early 2020, two of Maine's Regional Planning Organizations (RPOs) developed programs to provide technical assistance and regional coordination on climate change. Southern Maine Planning and Development Commission (SMPDC) started their Regional Sustainability and Resilience Program, and Greater Portland Council of Governments (GPCOG) began their Sustainability Program. What began as a discussion about program goals and development became a strong collaboration on climate action between the two RPOs. The RPOs and their member municipalities have benefitted from this knowledge sharing, amplifying the impact of both programs, providing unique opportunities for partnership, and bringing together the

perspectives of many varied communities. In this session, we share this journey of collaboration, providing specific examples of collaborative projects such as a Municipal Electric Vehicle Toolkit, climate action workshops and webinars, regional coastal resilience plans, and the Region 1 Coordinator Collaborative for Maine's Community Resilience Partnership. We aim to spark a discussion with other regional planning organizations and municipalities about ways in which they have and could collaborate beyond their typical region, particularly in the area of climate change.

Karina Graeter, Southern Maine Planning and Development Commission

Abbie Sherwin, Southern Maine Planning and Development Commission

Sara Mills-Knapp, Greater Portland Council of Governments

12:15 - 1:30 p.m. **Luncheon Keynote & Conference Wrap Up** ~ *Grand Ballroom*

Maine's New Land Bank Authority: A State Program Supporting Local Redevelopment Action

Maine marked a milestone in August 2022, when LD 1694, An Act To Create the Maine Redevelopment Land Bank Authority, took effect. A Land Bank program facilitates the redevelopment of land to productive use and positive economic impact at the local level, with support from an existing federal program and funding, and which has proven successful in other states. This land bank enabling legislation both creates a new state Authority and allows local governments to form land banks. The process that BuildMaine and municipal staff took over a two-year period to get this passed is almost as interesting as this new opportunity for Maine. Learn about what this new redevelopment program means for Maine communities, as well as the secret formula for legislative success and what the next steps are for its establishment. New Hampshire and Vermont, could this be the start of your land bank adventure?

Ian Houseal, City of Stanford

Shelley Norton, City of Lewiston

George O'Keefe, Town of Rumford

Robyn Stanicki, Kennebec Valley Council of Governments

**See you Next Year:
Wentworth by the Sea, New Castle NH
November 6-8, 2023**

Thank You and Have a Safe Trip Home