



Upper Valley Lake Sunapee Regional Planning Commission  
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<http://www.uvlsrpc.org>

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## Enfield Looks at TIF District Development Potential

With the current economic crisis forcing communities in the Upper Valley Lake Sunapee region to look at new and different ways of financing development costs, the Town of Enfield is ahead of the curve. Enfield has had a Tax Increment Finance (TIF) District in place since 2005. Tax increment finance districts allow communities to

finance certain development costs within that district by capturing the additional property taxes generated by the development (known as the “tax increments”). TIF funding is often used to pay for infrastructure improvements, utility connections, site preparation, property acquisition, etc.

Working with the TIF District Committee, UVLSRPC staff facilitated a planning process where each of these “sub-districts” was analyzed, and custom development assumptions were created for each sub-district. This process not only resulted in a more realistic and valid build-out analysis, but also allowed the TIF District Committee to think about the TIF District in a new way.

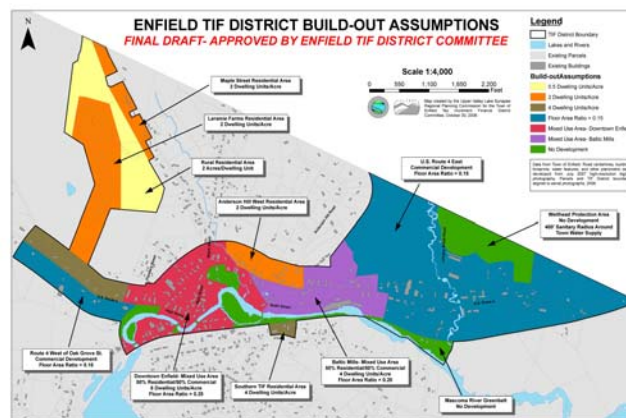
The next step in the process was to consider the limitations to development in the TIF District. Wetlands, steep slopes, floodways, and shoreland protection areas were considered unbuildable areas. Lands around the town’s water supply wells were considered unbuildable to preserve water quality, and a “greenbelt” surrounding the Mascoma River was considered unbuildable to allow conservation and recreational access to the river.

With development assumptions and constraints defined, UVLSRPC completed the build-out analysis and presented preliminary results to the Enfield TIF District Committee in December. The Enfield TIF District, which is currently home to nearly 270 housing units, would see an additional 316 housing units developed at build-out. Moreover, the TIF District, which is currently home to nearly 350,000 SF of non-residential floor space, would see an additional 1,000,000 SF of non-residential floor space at build-out.

Using this data, the town can estimate and plan for a number of development impacts: population, school children, jobs, water consumption, wastewater demand, energy consumption, traffic, emissions, and many more. Work on the Enfield TIF District build-out analysis will be completed in February. If you would like to know how an analysis of development potential might benefit your community, please don’t hesitate to contact Nate Miller or Rachel Ruppel at the UVLSRPC office.

Beginning in September, UVLSRPC staff has been working with the Enfield TIF District Committee (the official town committee that oversees the TIF District) to evaluate development potential in the TIF District. To accomplish this, UVLSRPC is using a special software package called *CommunityViz* to develop a build-out analysis of the TIF District. A build-out analysis is a planning tool used to estimate the impacts of development in a community when all of the developable land in a certain area (in this case the TIF District) has been developed.

The first step in the process was to determine what development assumptions would be used in creating the *CommunityViz* build-out model. Enfield’s TIF District is a diverse area that includes the town’s village, the former Baltic Mills industrial center, the Laramie Farms residential area, and a lower-density commercial area surrounding U.S. Route 4 East (in the vicinity of Shaker Valley Auto and Brookside Plaza). A one-size-fits-all development assumption was not going to work in Enfield’s TIF district because, for instance, the type and intensity of development that would be seen in the village center would be very different from the type and intensity of development that would be seen in the Laramie Farms resi-



## Census 2010 District Updates

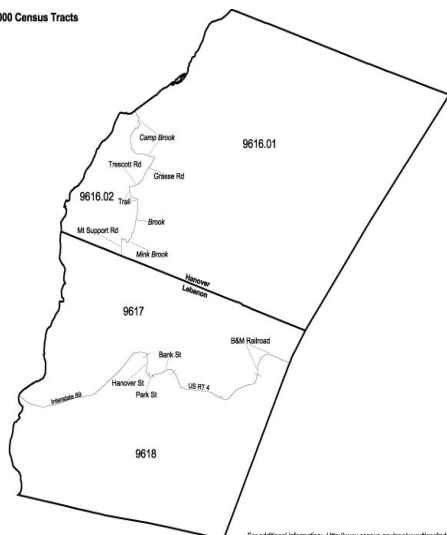
The Commission is working with the US Census Bureau to act as a liaison between local and federal government in the development of updates to Census district boundaries. The US Census Bureau has developed population and housing thresholds for census tracts and block groups, so that these statistical areas can be compared and analyzed. As population changes, these areas need to be updated.

This month, we are contacting several towns in Sullivan County to gain their input on how census district updates should be made; towns in the Commission region that have been contacted are Charlestown, Claremont, Grantham, and Newport. In February, we will be contacting several towns in Grafton County for the same purpose, including Hanover, Enfield, and Lebanon. This is a simple process where:

- the Census Bureau provides the Commission with digital census district data,
- the Commission provides the town with a map of the statistical area that needs updating,
- the town and Commission confer on the best way to make an update, and
- the Commission compiles the updates and sends them back to the Census Bureau.

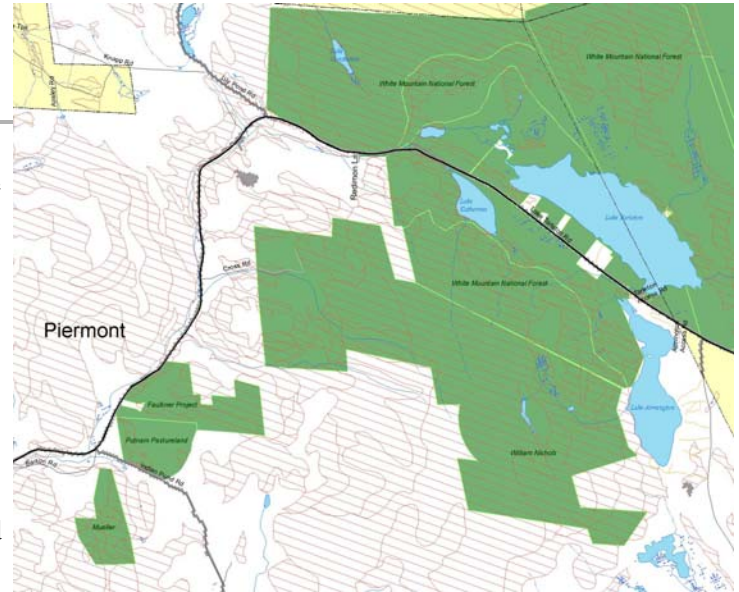
While we will be targeting local governments for their input, this process is open to all governments, non-governmental organizations, members of academia, and interested individuals. If you have any questions about the process, please contact Rachel Ruppel at the Commission.

Hanover and Lebanon 2000 Census Tracts



For additional information: <http://www.census.gov/geowww/geindex.html> or call the Office of State Planning at 271-2155

Census tracts are small geographic areas, delineated to have a population near 4,000 with 1,600 housing units (optimally).



Large areas of conserved and public land help protect Lakes Katherine, Tarleton, and Armington in northwest Piermont.

## Piermont Completes Natural Resources Inventory of Town

The Piermont Conservation Commission has recently published the town's first comprehensive Natural Resources Inventory. Conservation Commission members have worked very hard over several years to develop the inventory, which involved the mapping of natural resources and assets and the writing of a thorough report. The Conservation Commission divided responsibility for writing each chapter of the report, which ranged from agriculture to wildlife to scenic views.

The Regional Planning Commission assisted the Piermont Conservation Commission to consolidate the many chapters into one report and to develop recommendations to improve protection of each resource. Furthermore, the Conservation Commission identified five priority resources and created a list of ten high-priority recommendations. The Piermont Conservation Commission intends to use this Natural Resources Inventory as an educational document, as an information resource for the Master Plan, and an action plan for future conservation work.

Please contact Rachel Ruppel at the Commission if your community would like assistance with natural resources mapping or conservation planning. In the past year, the Commission has assisted the Towns of Unity, Sunapee, and Charlestown to develop natural resources inventories.

## Hanover Completes Update to Hazard Mitigation Plan

The Town of Hanover has completed an update of their Hazard Mitigation Plan. The UVLSRPC received a grant from the Federal Emergency Management Agency (FEMA) to assist four municipalities in completing their five-year update. Municipalities still to complete their update under this grant are Canaan, Enfield, and Lebanon. The plan updates involve revisiting hazard assessments and considering progress made in accomplishing mitigation projects proposed in the initial plan.

Each of these municipalities is provided with up to \$5,000 in services from the Commission. The municipality must provide an equal “in-kind match” which can consist of the value of the staff time for attending meetings and researching information, any photocopies, and the value of the room space in the town for the meetings.

These plans include an analysis of hazards and the development of a prioritized implementation plan for actions that would reduce losses from a natural disaster. A committee composed of town officials, staff, and interested residents works together with Commission staff to prepare this plan. Plans are submitted to New Hampshire Homeland Security and Emergency Management, and then to the Federal Emergency Management Agency (FEMA) for approval. Final approval is then given by the Town and the hazard mitigation plan is adopted. Hazard mitigation plans are one requirement to obtain State and Federal disaster grants. Other requirements are participation in the National Flood Insurance Program and the completion of an Emergency Operations Plan.

For further information on hazard mitigation planning, please contact Victoria Davis at the Commission.



*Flooding on East Wheelock Street in Hanover, June 10, 2005*

## Orange Plans to Mitigate Hazards

The Town of Orange is nearing completion of their All Hazards Mitigation Plan. The recent ice storms have certainly amplified the necessity for these planning efforts. In order to be eligible for funding that can assist with implementation of the strategies that are outlined within each community’s plan, an approved All Hazards Mitigation Plan must be in place and updated every five years. When there is a Disaster declared by the Governor and authorized by the President of the United States, there are two funding sources released. One is to deal directly with the natural disaster that has been declared, but additionally there are funds distributed to the State to mitigate future natural disasters. These funds can be an ideal source for a community to implement the Hazard Mitigation Plan that they worked so hard on.

In the Town of Orange, the community has raised a number of issues that could be addressed to reduce the impact of continued seasonal erosion. Within their plan, they will seek to raise the elevation of certain roads in town to alleviate the continued icing that occurs; they are proposing to replace failing culverts that create damming effects causing flooding and ice on roads throughout their community. They are also proposing to conduct public awareness of the dangers weather can have on hiking and hunting in the vast forested acres within the community and create a water resource plan that will allow better access to water in the case of forest fires.

If your community is interested in these types of services, please have your Board of Selectmen contact the Commission. We can tell you when your last All Hazard Mitigation Plan was written and what you may need to do to update it to maintain eligibility for FEMA funding.

### A Partnership to Develop GIS Training

The Commission has been working on bringing GIS training to the Web, through a partnership with the University of New Hampshire Cooperative Extension, UNH Manchester, Lakes RPC, and Southwest RPC. (GIS stands for Geographic Information Systems, and refers to a computerized mapping and database management system.) This collaborative worked on applying Web-based teaching methods and technologies to community-oriented GIS training.

The purpose of the group was to explore how to bring GIS training to more people, especially those who live outside the populated southeastern part of New Hampshire. With busy schedules and budgetary constraints, it is often difficult to attend a GIS training workshop in another part of the state, especially for a multi-day course.

The collaborative investigated four ways of providing GIS training:

- In-person attendance – actually going to the course or workshop;
- Real-time web-conferencing – participating in the course from a distant location;
- Asynchronous support and course materials online – self-learning of the course materials, based on recorded lectures, bulletin boards, and other materials online;
- Hybrid training, with some in-person and some online segments.

A purely online course was scheduled for the spring of 2008, but unfortunately, there were too few enrollees to hold the course. After evaluating the setback related to the online course, the group decided to focus on hybrid trainings, where participants could attend in-person or online, either in real-time or asynchronously. In order to support those participants who would be participating online, a website with all course materials, directions on software installation, supporting explanations and links to other pages, and other related information was developed. The website will be available to course participants when it is ready for publication.

### Solid Waste Forum Moving Forward

On January 6<sup>th</sup>, the Sullivan County Solid Waste Leadership Forum met to continue learning about and discussing solid waste issues in their towns. The Regional Planning Commission coordinates these meetings and invited two guest speakers, Bonnie Bethune and Anne Nordstrom.

Bonnie Bethune of the Northeast Resource Recovery Association spoke about their services. NRRRA has been in operation since 1981, and they act as a marketing broker of recycled materials as well as providing some technical assistance, delivering an annual workshop in June, leading an annual tour of various facilities in October, and organizing cooperative purchasing for items such as baling wire, recycling and composting bins, and Gaylord boxes. NRRRA also administers the America the Beautiful program, which provides grants for facility signs and innovative activities. Many towns in Sullivan County are already members of this organization and pay annual dues.

Lately, the market for recyclable materials has plummeted. Bonnie stated it is the first time she has seen the NRRRA actually pay to move materials. She explained that the markets are down because US production declined following the economic meltdown in mid-October, which caused China to close the market for processing recyclable materials, and there are not enough mills in the U.S. to handle all the materials we produce. She added that the North Shore facility in Haverhill, MA closed down, as they could not afford rising fuel costs or retrofitting to become more efficient. If you would like help in your town, you can reach Bonnie at 736-4401 or [bethune@nrra.net](mailto:bethune@nrra.net).

The second speaker was Anne Nordstrom who has been hired by the Commission as a composting consultant. Anne is a graduate student with many years of experience in research. She will develop a pilot composting program at the Sullivan County facilities in Unity where she will help the County compost food waste and other organic materials. The facility includes a nursing home and jail where 800 meals per day are prepared. This is an exciting project that we hope to expand to include the entire county in the future.

**UVLSRPC Commissioners**

<b>Acworth:</b>	Laurence Williamson John Tuthill
<b>Canaan:</b>	Timothy Josephson
<b>Charlestown:</b>	Eric Lutz Janice Lambert
<b>Claremont:</b>	Bernard Folta
<b>Cornish:</b>	Gail McKenzie J.Cheston Newbold
<b>Croydon:</b>	Willis Ballou, Jr.
<b>Dorchester:</b>	Vacant
<b>Enfield:</b>	Steven Schneider Ken Daniels
<b>Goshen:</b>	Melanie Bell
<b>Grantham:</b>	Thain Allan
<b>Grafton County:</b>	Ken Morley
<b>Hanover:</b>	Katherine Connolly William Dietrich
<b>Lebanon:</b>	Shawn Donovan Joan Monroe Larry LeClair
<b>Lempster:</b>	Terry Spada
<b>Lyme:</b>	Freda Swan Dan Brand
<b>New London:</b>	Peter Stanley
<b>Newbury:</b>	Nancy Marashio Sheila Barry
<b>Newport:</b>	Jeffrey Kessler
<b>Orange:</b>	Jay Heinrichs
<b>Orford:</b>	Paul Dalton Jonathan Sands
<b>Piermont:</b>	Helga Mueller
<b>Plainfield:</b>	James Taylor Richard Winters
<b>Springfield:</b>	Kevin Lee
<b>Sunapee:</b>	Aaron Simpson Stephen White
<b>Unity:</b>	Vacant
<b>Washington:</b>	John Sheehy
<b>Wilmot:</b>	Richard Chase
<b>Sullivan County:</b>	Jeff Barrette
<b>At-Large Members:</b>	Mark Scarano Peter Gregory Mark Scarano

**Program on EPA Energy Tools**

New England cities and towns spend nearly ONE BILLION dollars per year on energy in buildings. The EPA has online tools that communities can use to help control and reduce their consumption and costs.

On February 26, 2009, the Hartford Energy Commission is hosting a program on the EPA Community Energy Challenge. Come learn about online tools on the EPA website to save energy and money. Learn about possible internships by partnering with the University of New Hampshire.

The program will be held Thursday, February 26, 2009 from 6:30-8:00PM at the Hartford Town Offices in White River Junction, VT. Please contact Jenny Devost at (603) 448-1680 or [jdevost@uvlsrpc.org](mailto:jdevost@uvlsrpc.org) for more information.

**UVLSRPC Program - Resource Efficient Construction****Resource Efficient Construction**

**\*Leadership in Energy and Environmental Design (LEED)**

**\*Low Impact Development (LID)**

**\*Tour AVA Gallery Renovation**

*Date:* Wednesday, January 21, 2009

*Time:* 7:00 p.m. to 8:30 p.m.

*Place:* Ava Gallery and Art Center

11 Bank Street, Lebanon, NH

*Guest Speaker:* Todd Menees, PE,PH

UVLSRPC is pleased to present Todd Menees who will speak about efficient use of natural resources, water resources, construction resources and the Green Building Initiative as it relates to the social, economic and environmental concerns of Project Owners

**Please RSVP by January 15th, via email or phone at:**

**Email:** [info@uvlsrpc.org](mailto:info@uvlsrpc.org) **Or Call:** 603-448-1680

## Renewable Local Energy Program available on DVD

Today's emerging energy crisis means that many individuals and communities are increasing locally produced energy. Explore which plans and codes enable and encourage infrastructure for renewable energy such as wind and solar power. Experienced presenters discuss stumbling blocks including neighborhood opposition and aesthetic concerns. Find out what role neighborhood-scale utilities can play in improving community sustainability.

Contact Lori at [info@uvlsrpc.org](mailto:info@uvlsrpc.org) to borrow this APA program DVD.

Coming soon-

A new APA Program

*Informed Decisions: A Guide to Gathering Facts and Evidence.*

## Nate Miller & Peter Dzewaltowski Newly AICP Certified!

Congratulations go out to Nate Miller and Peter Dzewaltowski for successfully taking and passing their exams to become AICP certified. (American Institute of Certified Planners) AICP is the American Planning Association's professional institute, providing recognized leadership nationwide in the certification of professional planners, ethics, professional development, planning education, and the standards of planning practice.

Many long hours of work and study went into preparation for taking this exam and we applaud you both for a job well done!



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The RPC Newsletter is periodically mailed to our member communities, regional planning offices, and other interested folks. If you would like to join our mailing list or if you would like to have your contact information updated, please call us or e-mail us at [info@uvlsrpc.org](mailto:info@uvlsrpc.org)



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## Please Welcome Our Newest Members!

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### *Patricia Crocker, CMP Coordinator*



The Sullivan County Community Mobility Project (CMP) is pleased to announce that it has hired Patricia Crocker to assist in the development of a coordinated service delivery system for human and public transportation services. Patricia joins the staff at the Commission, which provides staffing for the CMP.

Following fourteen years with the Vermont Public Transportation Association (VPTA), the trade and advocacy organization of Vermont's non-profit and municipal transit operators, Patricia brings with her considerable experience in the coordination and delivery of public transportation in a rural state. During her tenure with VPTA, she managed statewide Medicaid transportation and worked with Vermont's non-profit public transportation operators, human service agencies, policymakers, and government staff on public and human service transportation planning and implementation.

She has served as a panel member for the national Transit Cooperative Research Program (TCRP) based in Washington D.C. to study the Cost-Benefit of Providing Non-Emergency Medical Transportation and has served as Vermont delegate to the Community Transportation Association of America (CTAA). She has completed CTAA's national certification for Transportation Program Administrators and has served two terms in the Vermont General Assembly from 1993 through 1996. She holds a Master of Public Administration degree from the University of Vermont and a Bachelor of Arts in Economics from Fordham University. Pat has lived in the Upper Valley for just over 25 years, with her spouse David Crocker. They have one adult son.

### *Steven Gaughan, Land Use Planner*



The Commission is pleased to announce that Steven Gaughan has been hired as a Land Use Planner. He will be working on Master Plans, Capital Improvement Programs, technical assistance to Planning Boards, and developing a nomination for the Mascoma River to be submitted to the Rivers Management Program.

Steve has worked previously for the NH Department of Environmental Services within the Water Quality Division. He is a resident of Norwich, Vermont.

### *Our Newest Commissioners*

The Upper Valley Lake Sunapee Regional Planning Commission is pleased to welcome two new members to the Commission.

**Dan Brand** has been appointed as Commissioner representing the Town of Lyme.

**Laurence Williamson** has been appointed as Commissioner representing the Town of Acworth.

Welcome gentlemen! We look forward to working with you.



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