



NH Community Planning Grant Grant Round 2 Awards – Project Summaries

Alton – Workforce Housing Assessment and Ordinance. The town will complete a thorough assessment of the existing workforce housing stock in the community and the existing regulations that apply to the creation of new housing units. This information will then be used as part of an outreach and education effort on workforce housing, and will result in the drafting of new regulatory language to be presented for ballot vote in 2014. Grant of \$30,000.

Amherst – Water Resource Protection. The project will utilize the results of the Regulatory Review of the water resource related ordinances and regulations, to combine, simplify and update with best management practices, the Watershed Protection District and the Wetlands Protection District. The revisions of these ordinances are of utmost importance to ensure that development does not compromise water quality, reflects inter-municipal water resource management efforts and encourages sustainable future development of the Commercial/Industrial corridor. Grant of \$22,900.

Bedford – Pedestrian and Bicycle Connectivity Master Plan. The town will create a long range master plan for all pedestrians and bicycle routes, to develop a priority implementation schedule, and to recommend changes to the zoning ordinance and land development control regulations to require the installation of these important features during development and redevelopment projects. Grant of \$30,000.

Bow – Density Transfer Credit / Transfer of Development Rights Ordinance. The town will identify “sending” and “receiving” areas to concurrently protect important natural resources and increase the density of residential and commercial development elsewhere to utilize infrastructure capacity. The town has worked for several years with the Central NH Regional Planning Commission to complete baseline studies upon which the ordinance will be based. This final step of the project will draft the ordinance for consideration at the March 2014 town meeting. Grant of \$6,270.

Claremont – Business Corridor Project. The city will continue its sustainable community initiative by integrating transportation and land use planning concepts to improve public safety, environmental quality, aesthetics, transportation opportunities, and future development patterns along highway-oriented commercial districts. The city will leverage the results from a NHDOT-funded access management study and a HUD-funded Community Challenge Planning Grant to maximize project outcomes. Grant of \$30,000.

Concord – Penacook Mixed-Use Village District. The city will establish a mixed-use village center district for downtown Penacook. The district will be specifically tailored to Penacook and its existing and desired residential and commercial land uses. Ideally the district will be a hybrid

form based code which will still allow the city to define appropriate land uses for the village center. A strong emphasis will be placed on building form, site layout, parking, walkability, and aesthetics. Grant of \$30,000.

Deerfield – Village Zoning District. The town will develop a village zoning district or overlay zone in accordance with the town’s 2009 master plan, which recommends that the planning board identify and create new zoning opportunities for mixed residential and commercial use, compact development and traditional village development. This new zoning district will be proposed for the 2014 March town meeting. Grant of \$14,000.

Dover – Inclusionary Transit Oriented Development (TOD) and Tax Increment Financing (TIF). The city will review opportunities to designate a tax increment financing district and adding a transit-oriented development overlay to the existing urban core. The TIF district will encourage redevelopment of under-utilized parcels, especially those currently owned as surface parking, while the TOD would promote inclusionary housing development close to the city’s mass transit options. The redevelopment should include creating mixed use buildings and expanding public spaces, and ways for residents to enjoy the downtown area. Grant of \$29,500.

Farmington – Route 11 High Density Development Plan and RSA 79-E District. The town will develop a high density development plan for locations along the NH Route 11 corridor and create a tax increment finance district to support the extension of town water and sewer services to those locations. Using the enabling authority of RSA 79-E, the town will also create a community revitalization tax relief incentive district to stimulate the investment of private and public funds in the downtown area. Grant of \$30,000.

Greenfield – Neighborhood Heritage District. Based on the results of the regulatory review funded by a CPG Round 1 grant, the town will now embark on the creation of a neighborhood heritage district with the assistance of the NH Preservation Alliance. The town’s goal is to protect village resources while promoting a vibrant social and economic village center. Grant of \$23,330.

Lancaster – Form Based Code and Multi-Family Housing. The town will develop changes for its zoning ordinance in the commercial district of Main Street for adoption at the March 2014 town meeting. The changes are based on recommendations listed in a recently completed regulation and policy audit, including form based codes, increased multi-family housing densities and other alternative techniques to maintain and enhance the existing commercial vibrancy and village character of the area. Grant of \$30,000.

Lebanon – Mixed Use and Performance Area Zoning. The city will examine regulations related to mixed residential and commercial uses and performance area zoning to allow greater sensitivity in existing land use zones and to clarify and refine areas designed as mixed use in the existing master plan future land use map. The city will identify other regulatory and non-regulatory implementation strategies including design templates, mixed use development incentives and mechanisms to help manage mixed use facilities. Grant of \$30,000.

Litchfield – Commercial Zoning and Agricultural Preservation Project. The town will implement its economic and agricultural preservation goals through a unified process. Following a recent survey to affirm the town’s vision and desired land use patterns, the planning board will revise the zoning map to reflect those preferred development outcomes, update zoning for commercial and industrial uses, and develop an agricultural preservation ordinance to ensure balanced opportunities for growth and agricultural preservation. Grant of \$27,500.

Milford – Inclusionary Housing Cluster Development Ordinance. The town will develop a comprehensive cluster residential development regulation incorporating master plan goals for inclusionary zoning and affordable housing choice tailored to meet conservation, open space, transportation and mobility needs, multigenerational housing demand, infrastructure, services, and the neighborhood character and livability criteria intended for, and appropriate in, each of the town's eight primary zoning districts. Grant of \$22,035.

Northfield – Mixed Use Zoning and Village Design Guidelines. The town will encourage development of its traditional village with a mix of compatible residential and commercial land uses. The project involves conducting a planning and visioning program for the purpose of preparing a village area / mixed use zoning district along with design guidelines for the village area. Grant of \$15,450.

Pelham – Mixed Use Zoning and Low Impact Development. This project will implement low impact development provisions and regulations and facilitate a mixed-use district zoning change to be prepared for the 2014 March town meeting. The mixed use district will encourage residential and commercial uses in the district along with infill and pedestrian-friendly development. Grant of \$20,000.

Rindge – West Rindge Village Mixed Use Project. The town will draft several regulatory changes for the March 2014 town meeting that will set the stage for the transformation of West Rindge Village and the adjacent four corners (Routes 202 & 119) into a vibrant center of the community for social, small-scale commercial, and residential uses. The town's recent Plan NH Charrette and CPG Round 1 regulatory review recommended the adoption of design guidelines or regulations. Grant of \$24,820.

Salisbury – Village Center Visioning Project. This project is a direct extension of the town's CPG Round 1 village planning project, which is focusing on standards for multi-family housing and accessory apartments. The town will assemble residents to sketch out what its village retail district (the "Crossroads") might look like in 10 or 20 years. A day-long workshop will be conducted in which designers will draw up the vision, which will be reviewed by citizens for comment. Grant of \$4,125.

Sanbornton – Workforce Housing Regulations. The town will amend its existing land use regulations to facilitate the construction of workforce housing. The town will modify lot dimensional standards, such as lot size and road frontage, thereby increasing development densities and economies of scale. The town will also review its road construction standards to reduce development costs. Grant of \$21,056.

Seabrook – Route 107 Land Use and Resource Protection Plan. The town will evaluate options to implement the highest and best future development along Route 107, as well as identify inherent environmental and infrastructure related limitations of the corridor. This will result in a long-range plan including zoning, access management, land development standards, and natural resource protection. Grant of \$19,200.

Springfield – Town-wide Wetlands Regulation Project. The town will amend its wetland regulations to ensure that there is an appropriate balance between sustaining the town's identity as a rural community, including its water resources and natural habitat, and maintaining property owners' reasonable use of their land. Grant of \$30,000.