

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF January 4, 2012 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Laura El-Azem; Chris
6 Davies; Rick Brideau, CNHA, Ex-Officio; Scott Benson, alternate member; Leitha
7 Reilly, alternate member; Maria Newman, alternate member
8

9 Also Present: André Garron, AICP; Cynthia May, ASLA; John Trottier, P.E.; Libby
10 Canuel, Community Development Secretary
11

12 A. Rugg called the meeting to order at 7 PM and appointed S. Benson to vote for
13 D. Coons
14

15 **Administrative Board Work**
16

17 A. Plans to Sign – Chinburg Builders, Inc. – Street Discontinuance, Map 16 Lots
18 38 & 60-3
19

20 J. Trottier explained that when the conservation subdivision related to Map 16,
21 Lots 38 & 60-3 was in the design review process, it was discovered that Scobie
22 Pond Road had been discontinued, subject to gates and bars, at the 1932 Town
23 Meeting. In 2011, the Town Council was petitioned to completely discontinue
24 and relinquish all public interests on an approximate 450-foot section of the
25 road and to convey by deed, without covenants, any interests the Town might
26 have in any portion of that roadway. He reported that the conditions of
27 Resolution 2011-04 have been fulfilled and therefore recommend signing of the
28 plan.
29

30 **M. Soares made a motion to authorize the Chair and Secretary to sign**
31 **the plans. L. Wiles seconded the motion.** No discussion. **Vote on the**
32 **motion: 7-0-0.** A. Rugg said the plans will be signed at the conclusion of the
33 meeting
34

35 B. Plans to Sign – Chinburg Builders, Inc. – Lot Line Adjustment Plan, Map 16
36 Lots 38 & 60-3
37

38 J. Trottier said all precedent conditions for approval have been met and the
39 staff recommends signing the plans.
40

41 **M. Soares made a motion to authorize the Chair and Secretary to sign**
42 **the plans. L. Wiles seconded the motion.** No discussion. **Vote on the**
43 **motion: 7-0-0.** A. Rugg said the plans will be signed at the conclusion of the
44 meeting.
45

46 C. Minor Site Plan Reviews
47

- 48 • 116 Rockingham Road (Angus Insurance Group): J. Trottier stated that
49 the site plan for this project was signed in July of 2011. Phase I of the

1 project involves the conversion of one side of the duplex on Map 16, Lot
2 85 to an insurance office while Phase II will convert the entire building to
3 a commercial use. The owner has approached staff to build a permanent
4 12x16 shed on the property for storage of personal and business
5 property. No changes will take place to the residence. J. Trottier said
6 that staff feels the proposal does not fall under the Minor Site Plan
7 criteria and recommends that the proposed change be handled
8 administratively by staff. The consensus of the Board was to allow staff
9 to handle the issue administratively.

- 10
11 • Derry Plaza, 10 Nashua Road: J. Trottier stated that the owner of this
12 property on map 10, Lot 139 approached staff about the construction of
13 a 32x32 addition onto the existing vacant spot on the north side of the
14 plaza to be used by a prospective tenant for storage. Although the
15 addition is planned for the rear side of the plaza, J. Trottier said it will
16 not encroach on the fire lane located there. He said that this proposal
17 falls within the Minor Site Plan criteria and that staff intends to utilize the
18 Administrative Review Committee (ARC) as authorized by the Planning
19 Board, unless the Planning Board prefers a full site plan review. The
20 consensus of the Board was to allow staff to handle the issue through
21 the ARC.

22
23 D. Approval and Signing of Minutes – December 7, 2011 and December 14, 2011
24

25 **M. Soares made a motion to approve and sign the minutes from the**
26 **December 7, 2011 meeting. L. Wiles seconded the motion.** No
27 discussion. **Vote on the motion: 6-0-1** (L. Wiles abstained because he was
28 absent from the December 7, 2011 meeting).
29

30 **M. Soares made a motion to approve and sign the minutes from the**
31 **December 14, 2011 meeting. L. Wiles seconded the motion.** No
32 discussion. **Vote on the motion: 5-0-2** (C. Davies and S. Benson abstained
33 because they were absent from the December 14, 2011 meeting).
34

35 Minutes for December 7, 2011 and December 14, 2011 were approved and will
36 be signed at the conclusion of the meeting.
37

38 E. The Planning Board will publically open and record proposals for 3rd Party
39 *Planning and Engineering Review Services* per RSA 676:4b for the proposed
40 Woodmont Commons Planned Unit Development (PUD) Master Plan as part of
41 a quality-based selection process.
42

43 A. Garron explained that the Request for Proposals for a third party review was
44 advertised beginning December 14, 2011 and that today was the deadline.
45 The notice was posted in the Boston Globe and Manchester Union Leader along
46 with the websites of The American Planners Association, The Northern New
47 England American Planners Association, The NH Local Government Center, The
48 NH Office of Energy and Planning, and upon the suggestion of the applicant,
49 the websites of The Congress for New Urbanism and The Urban Land Institute.
50 A subcommittee of the Planning Board established to review the proposals

1 includes M. Soares, L. Reilly, R. Brideau, and S. Benson.
2

3 Ten proposals were received. A. Garron proceeded to open the proposals and
4 identify the associated firms:
5

6 1. Fougere Planning & Development Inc. (Milford, NH); Seven hard copies,
7 a digital copy, and the cost proposal in a separate envelope.
8

9 2. Hawk Planning Resources LLC (Concord, NH); Seven hard copies, a
10 digital copy, and the cost proposal in a separate envelope.
11

12 3. Howard/Stein-Hudson Associates Inc. (Boston, MA); Seven hard copies,
13 a digital copy, and the cost proposal in a separate envelope.
14

15 4. Brown Walker Planners Inc. (Newburyport MA); Seven hard copies, a
16 digital copy, and the cost proposal in a separate envelope.
17

18 5. Resource Systems Group, (RSG) (Concord, NH); Seven hard copies, a
19 digital copy, and the cost proposal in a separate envelope.
20

21 6. Nitsch Engineering (Boston, MA); Seven hard copies, a digital copy, and
22 the cost proposal in a separate envelope.
23

24 7. Shook Kelley (Charlotte, NC); Seven hard copies, a digital copy, and the
25 cost proposal in a separate envelope.
26

27 8. Provan & Lorber (Contoocook, NH); Seven hard copies and a digital copy
28 along with the cost proposal in a separate envelope.
29

30 9. Stantec Consulting Services Inc. (Auburn, NH); Seven hard copies, a
31 digital copy, and the cost proposal in a separate envelope.
32

33 10. Devine Millimet & Branch, Professional Association (Manchester, NH);
34 Seven hard copies, a digital copy, and the cost proposal in a separate
35 envelope.
36

37 A. Garron continued by reviewing a draft of the weighted Proposal Evaluation
38 sheet and associated criteria which has been used in the past for similar RFP
39 reviews (see Attachment #1). This will aid the Sub-Committee and staff in
40 narrowing down the list (to a number to be determined by the RFP Sub-
41 Committee). The Sub-Committee will meet on January 10 at 4:00 PM to make
42 their recommendations which will be reviewed by the Planning Board on
43 January 11. The categories and their respective weightings are as follows:
44

- 45 1. Experience & Personnel (40%)
 - 46 2. Project Approach (15%)
 - 47 3. Knowledge of Innovative Land Use Technique (25%)
 - 48 4. Proposal Format & Quality (10%)
 - 49 5. Responsiveness to the RFP (10%)
- 50

1 Ari Pollack of Gallagher, Callahan and Gartrell, attorney for the applicant,
2 stated that any conflicts of interest on the applicant's part with the firms who
3 submitted proposals will be brought to the attention of the Board and staff. A.
4 Garron announced that meeting dates, along with the times and locations, will
5 be posted on the Town's website along with electronic versions of the
6 proposals.

7
8 F. Discussions with Town Staff

- 9
10 • Update on the Master Plan

11
12 A. Garron stated that through the selection process of the Master Plan RFP
13 Sub-Committee, five candidates were interviewed to act as consultant to
14 the 2012 Master Plan Comprehensive update. The Sub-Committee then
15 made their final recommendation to the Master Plan Steering Committee on
16 December 28 which was accepted by a unanimous vote. Town Planning and
17 Urban Design Collaborative of Tennessee (with an office in Maine) was
18 selected as the consultant to the Master Plan. A. Garron thanked the Chair
19 of the Sub-Committee, L. Reilly, for her efforts.

20
21 • L. Wiles asked for an update on the questions from the public
22 that were posted on the Town website in April of 2011 but which to date
23 have not been answered. A. Garron replied that at the time, the Board had
24 decided that questions directed to the Planning Board should be answered,
25 but that the majority of the questions which were directed to the applicant
26 must be addressed by them specifically. In addition, only those questions
27 pertaining to the general process could be answered with any certainty, yet
28 most were of a more technical nature. As nothing on that level had been
29 submitted at the time, those answers were not available. A. Rugg asked
30 that the remaining questions be reviewed again to determine whether any
31 more can be addressed. A. Garron suggested that the questions can be
32 reviewed in an ongoing fashion as the specifics of the plan become known.
33 A discussion ensued amongst the Board about organization of the
34 questions, who should be responsible for that organization between the
35 Board, those who asked the questions, and staff, whether the responses
36 from the Board can be culled from meeting minutes or whether they should
37 be responded to on the website where they were first presented. M. Soares
38 read one of the questions on page 23 of that posted document and asked
39 Board members if they had all read all the questions and comments
40 submitted to date. They had, with the exception of newer member M.
41 Newman who said she will review them. M. Soares posed the next question
42 in the document to the Board, asking "Does every member of the Planning
43 Board understand the requirements of the PUD ordinance that was enacted
44 by the Town last January?" A. Rugg said that those who were on the Board
45 during the development of that ordinance are certainly familiar with it. The
46 final question addressed was "Has each member of the Planning Board
47 conducted research on PUD laws, existing PUDs themselves, and the
48 effects, both positive and negative, on towns that have enacted such laws
49 and allowed PUDs to be built? Was research done before passing the
50 Londonderry PUD law?" While A. Rugg and M. Soares replied that some

1 members have done some of their own research, it is not the role of the
2 Board to do that in-depth examination. Staff and hired experts do that
3 research on behalf of the Board. Remaining questions posted on the
4 website will be answered as the information is obtained.
5

6 **New Plans**

7
8 There were no new plans to present.
9

10 **Other Business**

11
12 A. Presentation to the Planning Board of the Open Space Task Force Findings
13

14 Mike Speltz, Chairman of the Open Space Task Force (OSTF), reviewed a
15 PowerPoint presentation with the Board to summarize the work and resulting
16 findings/recommendations of the Task Force (see Attachment #2). His intent
17 was to inform the Board of those recommendations that would specifically fall
18 under their jurisdiction. He added that the Task Force results will support the
19 development of the 2012 Master Plan Comprehensive update. The full Final
20 Report was been posted on the Conservation Commission page of the Town
21 website when it was completed and M. Speltz urged the Board to review the
22 details of what he presented tonight.
23

24 The Open Space Task Force was charged by the Town Council with reviewing
25 the Open Space Plan as is required every five years. They were asked
26 specifically to address the economic viability of the plan, i.e. how much more
27 needed to be done to complete the plan and how much of that the Town can
28 afford. They were also asked to focus on natural services to determine which
29 of those need direct protection to ensure their long term benefits to the
30 community and how that can be done in the most fiscally efficient way.
31 Development of a stewardship plan was also a goal of the OSTF in order to
32 address the management of the 1,693 acres owned by the Town and the 1,104
33 acres under Town held easements. Like stewardship, the concept of
34 connectivity between conserved areas became a focal point for this Task Force
35 as it was not addressed by previous ones.
36

37 Based on a Delphi scoring process of various natural resources, a map was
38 generated identifying the most resource rich open spaces in town. This map
39 was then translated beyond the natural boundaries to those established within
40 the Town's tax maps. Parcels eight acres in size or more were singled out,
41 then buffered and linked together. Those 210 parcels were ranked by a
42 combination of the threat of their development, the cost of their conservation,
43 and their contribution in terms of resource value. Sixty two of those are either
44 commercial or industrial lots that are viewed by the Town as potential tax
45 positive zones, so a conscious decision was made to preserve the natural
46 values found there solely through the use of land use regulations . M. Newman
47 asked if any of those 210 parcels are for sale at this time. M. Speltz said he
48 knew of one that was but added that all owners will be made aware of the
49 Town's interest in their land should they be inclined towards a transaction. M.

1 Soares asked if the land slated for the Woodmont Commons development was
2 part of the 210 priority parcels. M. Speltz said it was and that some level of
3 protection is still a possibility as those plans go through the Town's
4 development process.

5
6 The next step for the Task Force was a SWOT (Strengths, Weaknesses,
7 Opportunities, and Threats) analysis, followed by a public opinion survey. A
8 Steady-State funding approach was developed as a result, whereby the current
9 spending level of 2.7% of the Town budget would continue for open space
10 protection. Since most of that 2.7% goes to bond payments, level funding
11 would allow for more bonds to be purchased as those previous bonds are paid
12 down. Projected funding through 2027 is estimated at \$12,800,000, while the
13 highest and best use valuation of the priority parcels totals \$36,912,632. M.
14 Speltz reviewed the factors, however, that could enable the Town to protect
15 the land without having to address the entire \$24,112,632 shortfall.
16 Ultimately, seven conclusions were derived from the work of the Task Force,
17 each with a set of recommendations for various Boards and Commissions. J.
18 Vogl noted the timeliness of these recommendations with the 2012 Master Plan
19 update in progress. The recommendations addressed to the Planning Board
20 and their respective timelines were:

- 21
- 22 • (In conjunction with the Conservation Commission) Update the
- 23 1990 Water Resources Management Plan (Mid Term);
- 24 • (In conjunction with the Conservation Commission) Revise the
- 25 land use regulations to ensure that no additional development
- 26 occurs in the 500-year floodplains and does not add to
- 27 cumulative flooding (Mid Term);
- 28 • Investigate approaches to a "no net increase" policy for
- 29 impervious surfaces (Mid Term);
- 30 • (In conjunction with the Conservation Commission) Review
- 31 mapping of no cut zones and develop materials to present to
- 32 property owners to inform and educate them on the obligations
- 33 within these areas (Mid Term);
- 34 • Investigate a Transfer of Development Rights (TDR) ordinance
- 35 to preserve sensitive areas while allowing higher densities in
- 36 other receiving zones (Mid Term);
- 37 • Make Design Review Committee comments more accessible to
- 38 the public; provide for a Committee representation during
- 39 Planning Board consideration of projects (Short Term);
- 40 • Support/encourage applicants to use the Planned Unit
- 41 Development and Conservation Subdivision Ordinances for
- 42 large development projects to preserve natural resources
- 43 (Short Term)
- 44 • Create an aquifer protection zone as an overlay district (Short
- 45 Term)
- 46 • Keep the Conservation, Route 102 and Route 128 Overlay
- 47 Districts, as well as appropriate sections of the site and
- 48 subdivision regulation. Consider enhancing these ordinances
- 49 and regulations to support the other recommendations of this
- 50 report (Short Term)

1
2 M. Speltz suggested that the implementation of the Open Space Plan could be
3 a combined effort between a Steering Committee comprised of OSTF members,
4 staff and the Planning Board. A. Garron confirmed that staff will play a
5 significant role in this execution. He added that information provided by the
6 Open Space Plan will be used in the update of the Master Plan and will
7 eventually help develop the tools (e.g. ordinances) that will address the
8 recommendations of the OSTF. Martin Srugis, 17 Wimbledon Lane and another
9 OSTF member, stated his preference to see the Town Council delegate the
10 tasks associated with implementation to the appropriate Boards and
11 Commissions, as opposed to development of a steering committee. M. Speltz
12 responded that it might be prudent to approach the Town Council to act as the
13 steering committee. J. Vogl recommended that the Board and others
14 investigate the Final Report to find the Task Force's responses to such issues
15 as easement purchase vs. the outright purchase of land and the process of how
16 land transactions with the Town.

17
18 B. M. Soares inquired about cars being parked in front of the Herrington
19 Catalogue building near the Coca Cola plant and whether they can be asked to
20 use the parking lot across the street. J. Trottier replied that they cannot since
21 that is State owned property. L. Wiles noted that it was a short term
22 occurrence related to the Christmas season.

23
24 **Adjournment:**

25
26 **M. Soares made a motion to adjourn the meeting. L. Wiles seconded the**
27 **motion. Vote on the motion: 7-0-0.** Meeting adjourned at 9:22 PM.

28
29 These minutes prepared by Jaye Trottier and Libby Canuel, Community
30 Development Department Secretaries.

31
32
33
34 Respectfully Submitted,

35
36
37
38 Lynn Wiles, Secretary

Planning Board Meeting Minutes - January 4, 2012 - Attachment #1

WOODMONT COMMONS REVIEW PROPOSAL EVALUATIONS

1/4/2012

<i>PROPOSAL TEAM</i>	<i>Experience & Personnel (40%)</i>	<i>Project Approach (15%)</i>	<i>Knowledge of Innovative Land Use Techniques (25%)</i>	<i>Proposal Format and Quality (10%)</i>	<i>Responsiveness to the RFP (10%)</i>	<i>Total Score</i>	<i>Rank</i>
						0	
						0	
						0	
						0	
						0	
						0	
						0	
						0	
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						0	
						0	
						0	
						0	

Example	7	8	6	4	6	6.5	
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*Rank each proposal utilizing the 5 criteria above using a scale of 1 - 10 (10 being the best) with a scale of 1 - 10 (10 being the best)

PROPOSAL REVIEW CRITERIA

Experience and Personnel 40%

1. Complete Team w/Expertise in Critical Areas per the Dicipines listed in the RFP, Section III - *Scope of Services*
2. Single Project Contact/Lead
3. Commitment of Key Personnel over Project Duration
4. Knowledge of NH Land Use Statutes and Practices
5. Effective Communication Skills
6. Municipal Land Use Review Experience
7. Ability to Assess the Impacts and Benefits of the Proposal to the Community

Project Approach 15%

1. Format & Organization
2. Commitment to Organize and Guide the Review
3. Commitment to Multiple Meetings
4. Commitment to Project Schedule

Knowledge of Innovative Land Use Techniques 25%

1. PUD Experience
2. Knowledge of New Urbanism and Traditional Neighborhood Design Concepts
3. Knowledge of Preservation and Resource Protection
4. Familiarity with Wholistic Planning Principles

Proposal Format and Quality 10%

1. Organization, Clarity, Comprehensiveness
2. Graphics that Explain and Support Text

Responsiveness to the RFP 10%

1. Complete and Comprehensive
2. Community and Regional 'Knowledge'

2010-2011 Londonderry, NH Open Space Task Force

Presentation to the Planning Board
January 4, 2012



...some of Londonderry's remaining open
space be preserved from development?
Londonderry has about 1,700 acres of
to build an additional 2,000 residences,
possibly more...

It also has 1,700 acres of commercial
and industrial land not yet developed...

The Londonderry Open Space Task Force
would like to hear YOUR ideas
regarding the Town's open space/land
conservation program. We are listening.
Tell us what you want.

Come to the Londonderry Open Space Task Force
Wednesday, May 23rd at 7:00 PM

Learn what has done to date and help shape your future.



Caveat

This briefing *summarizes* the 2010-2011 Open Space Task Force Report.

It is **NOT** the actual report. The report contains the complete set of data, analysis, and conclusions of the Open Space Task Force.

See:

http://londonderrynh.org/Pages/LondonderryNH_BComm/OSTF/index



Open Space Task Force 3: Mission

The 2010-2011 Londonderry Open Space Taskforce shall develop a plan to fulfill the Master Plan mandate to “protect the natural resources needed to sustain a livable Londonderry” (Chapter 4, Introduction, emphasis added)

- Work in prescribed phases*
- Support development of an updated Master Plan in 2011*
- Confirm the economic viability of the Open Space Plan*
- Focus on natural services*



Fundamentals

The key concerns:

- “How open space much is enough?”
- “When will we be done?”
- “Can we afford to finish?”

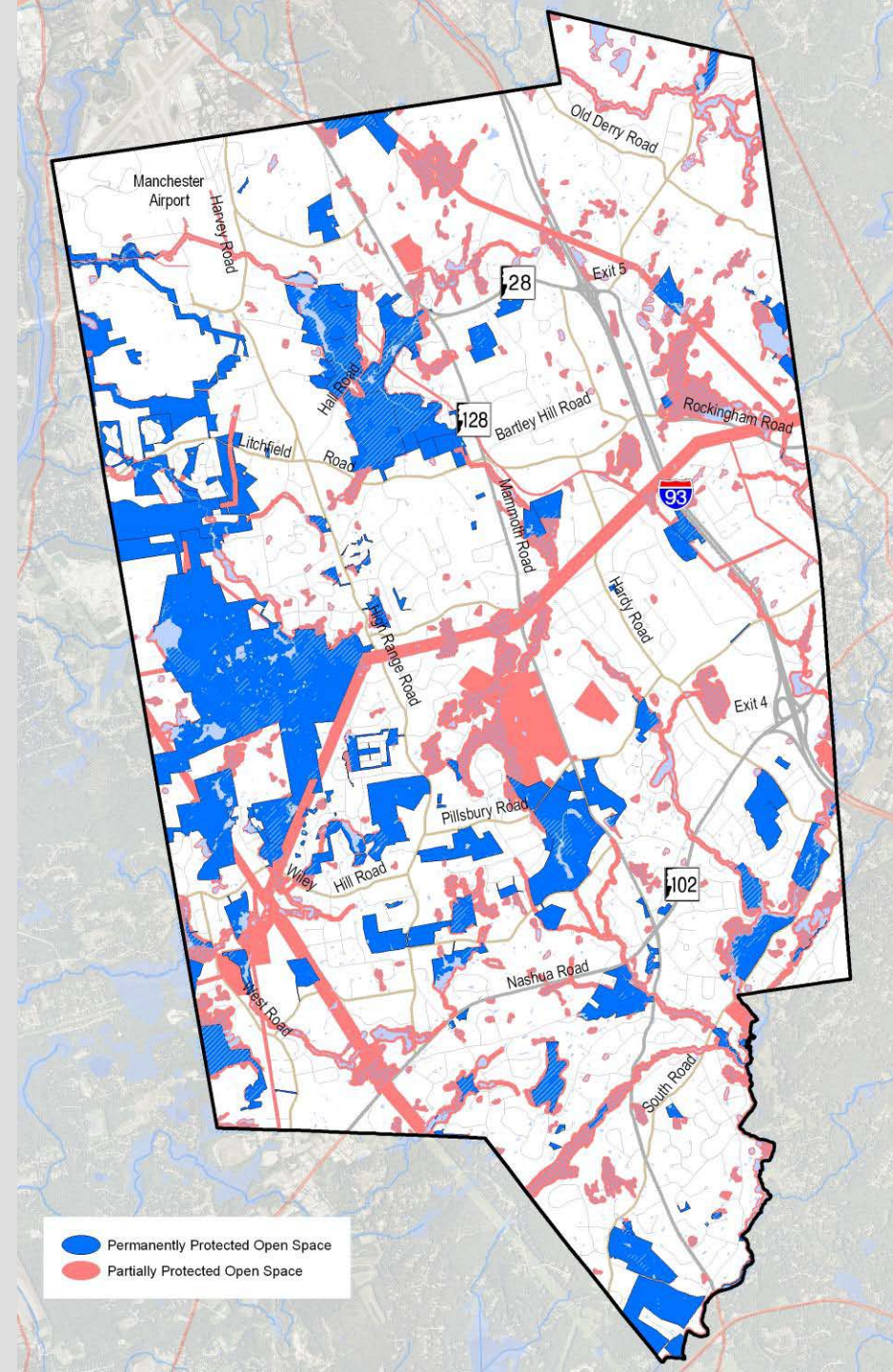
The key assumptions:

- We protect open space because it provides benefits and value to humans
- We want to sustain the benefits over the long term
- We want the most benefits at the least cost

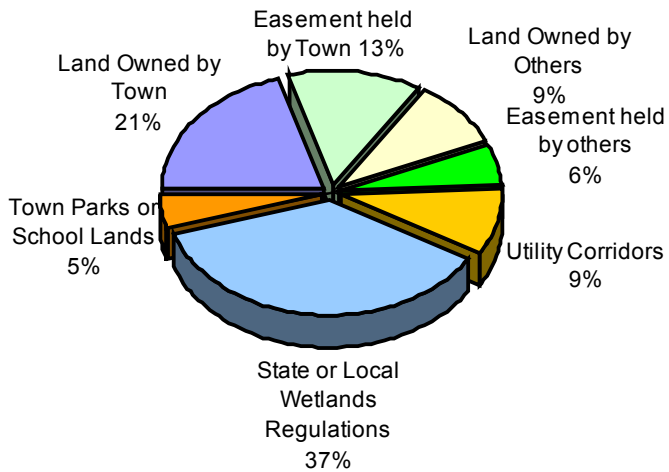


Task Force Phase I, Inventory

- **4,047 acres
(15% of Town)
Permanently
Protected**
- **4,205 acres
(15.6% of Town)
Temporarily
Protected**

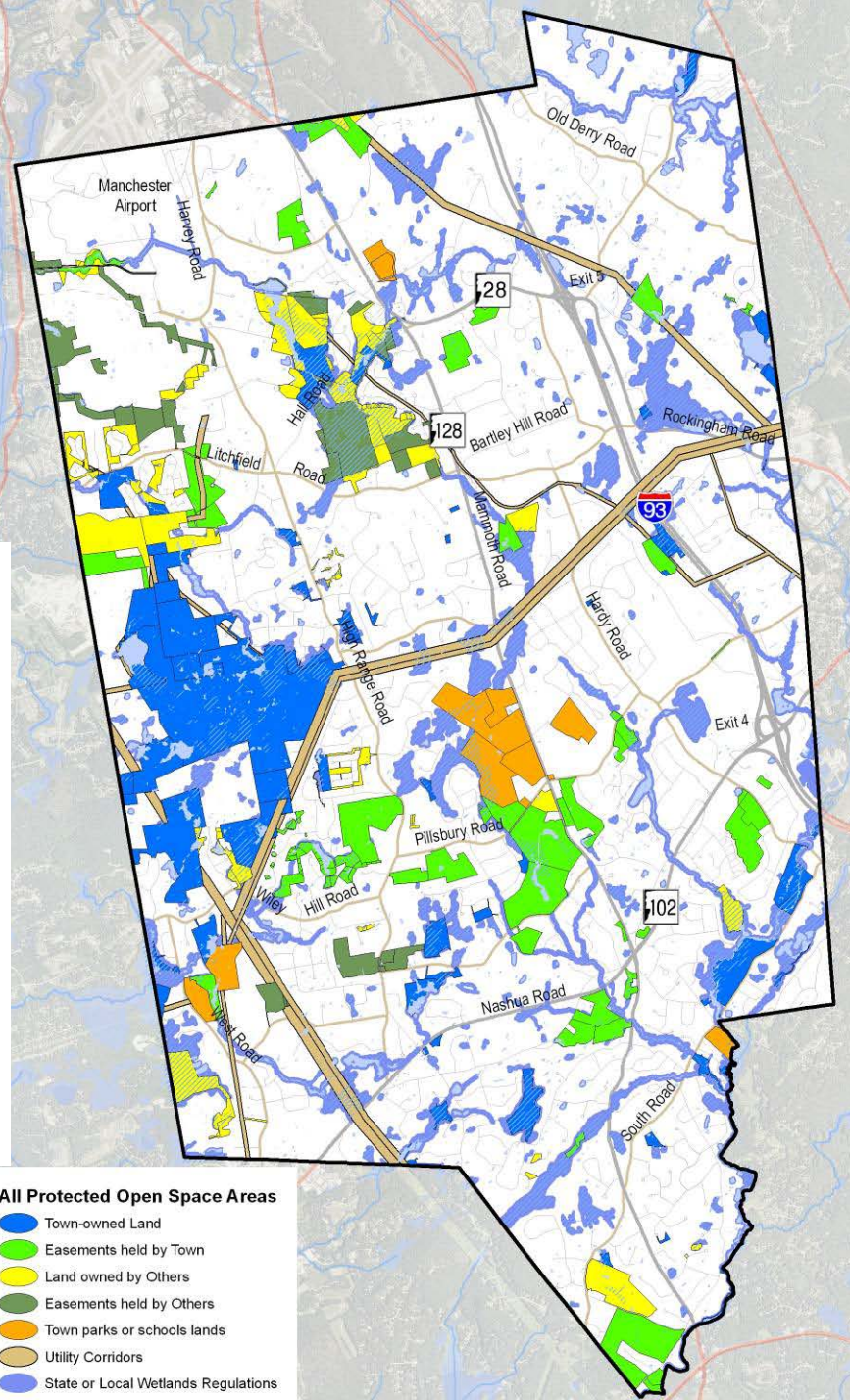


Sources of Protection



All Protected Open Space Areas

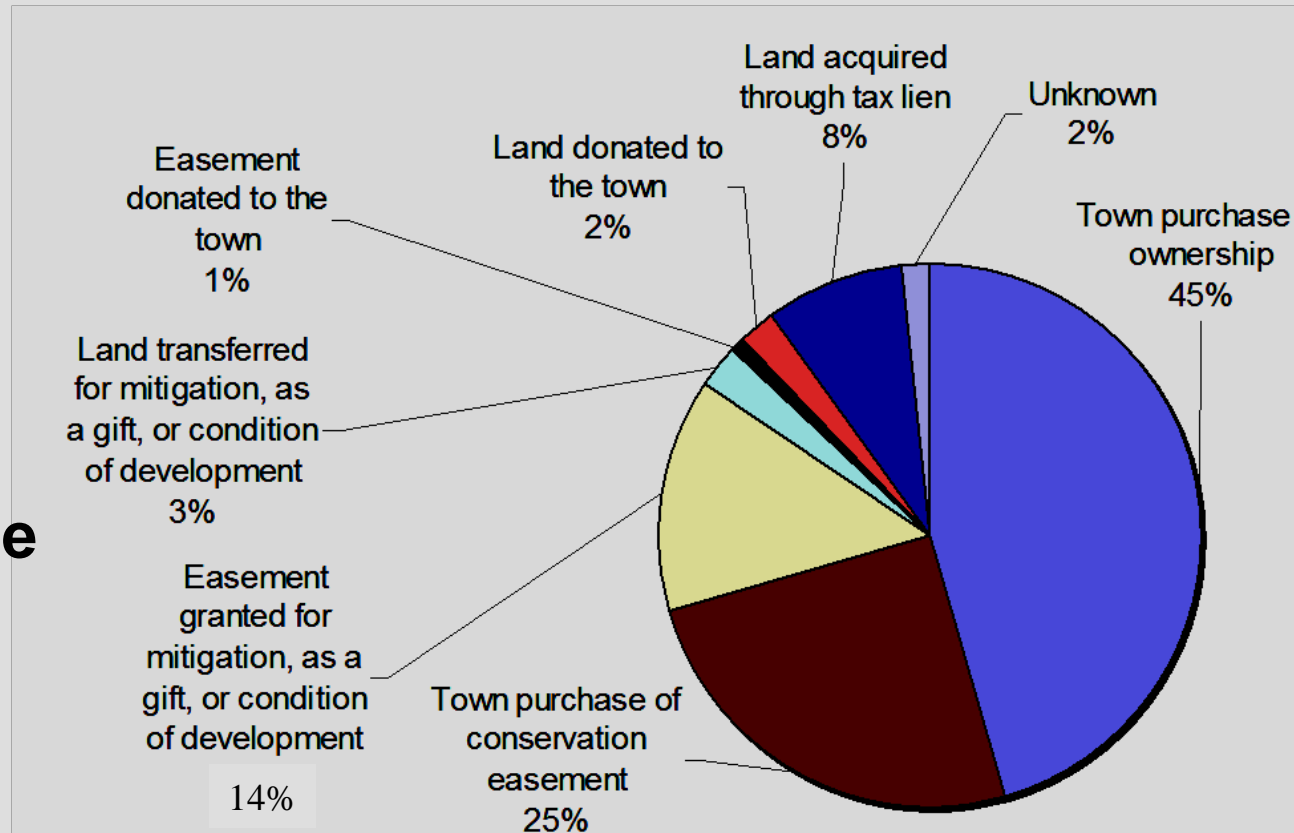
- Town-owned Land
- Easements held by Town
- Land owned by Others
- Easements held by Others
- Town parks or schools lands
- Utility Corridors
- State or Local Wetlands Regulations



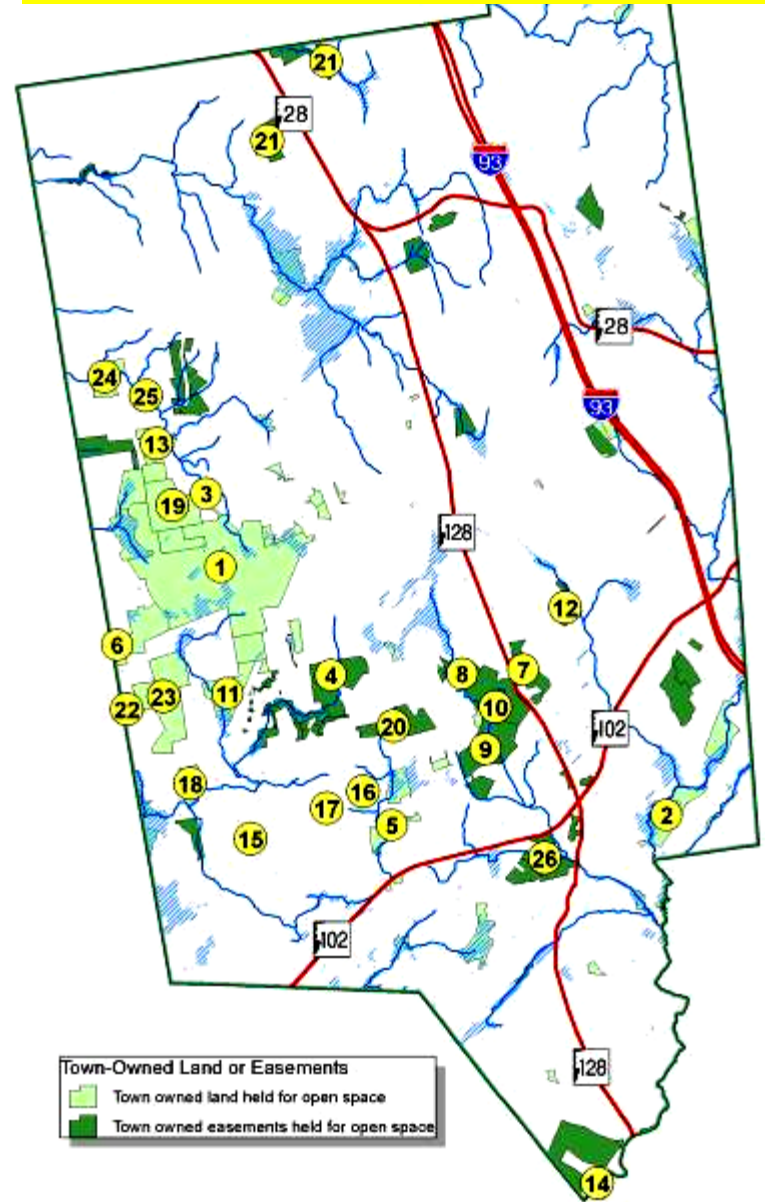
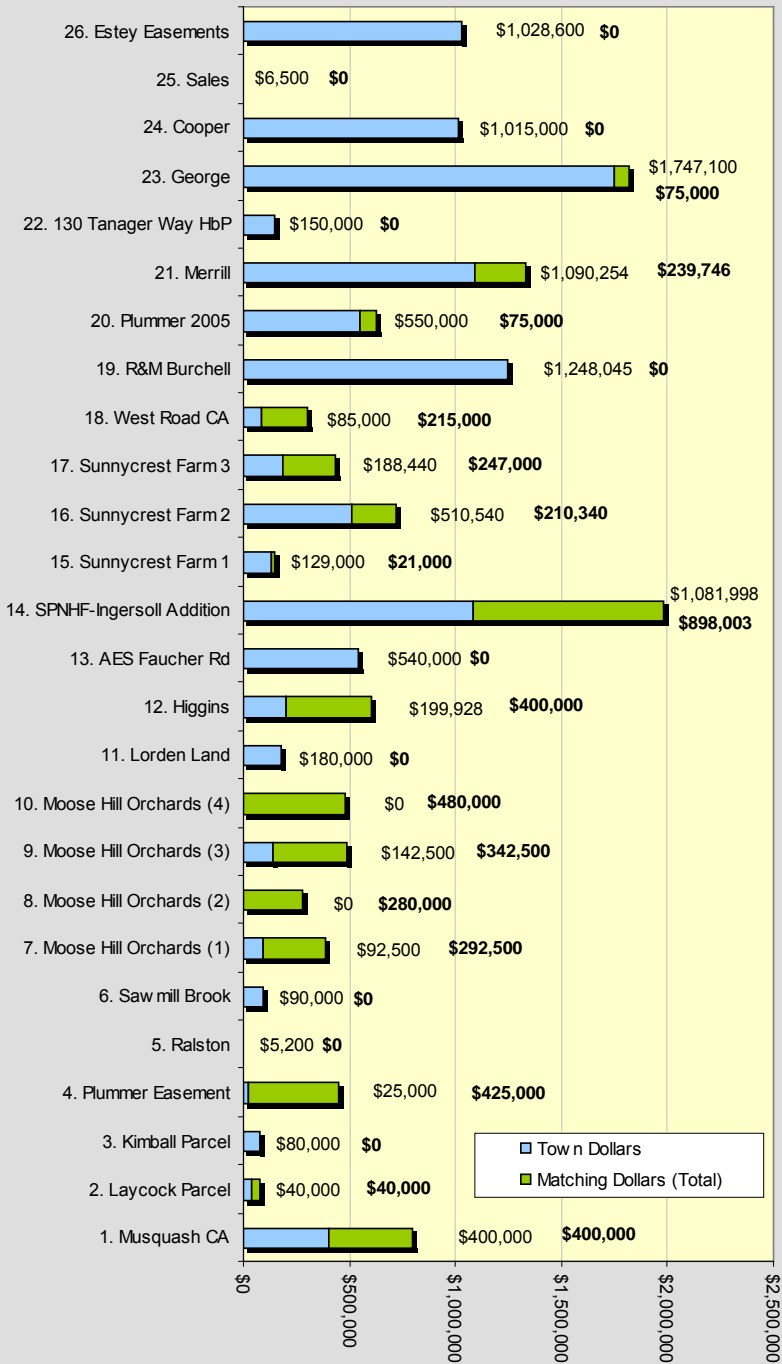
- **\$15M** invested to protect open spaces since **1978** (*purchase of land or easements*)
- **1,976** acres of land preserved as open space
- **An additional 821** acres protected at no direct cost to the town (*development mitigation/conditions, gifts, tax liens*)



Sources of *Town-held* Open Space



Using Other People's Money

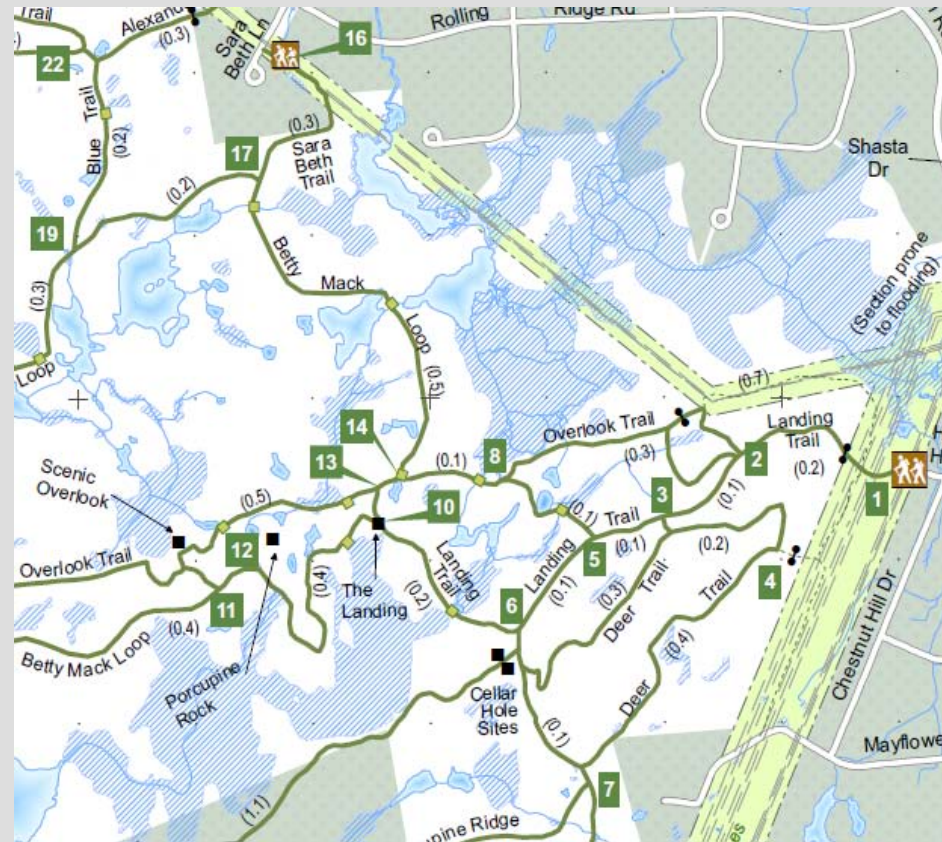


Stewardship

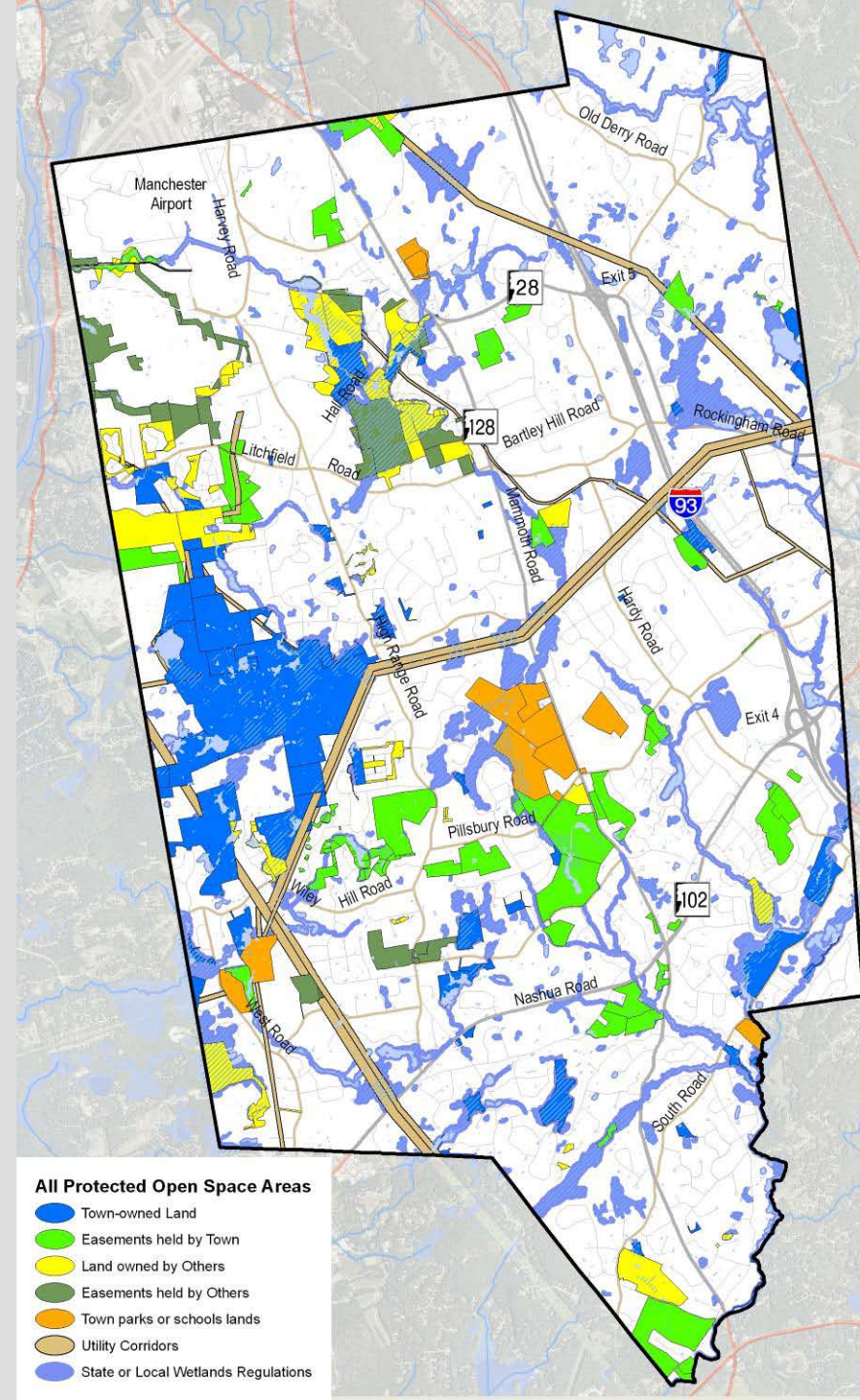
- The Town is responsible for managing 1,693 acres it owns and for monitoring/enforcing 1,104 acres of easements.
- Responsibilities are shared among the:
 - Conservation Commission assisted by Londonderry Trailways and others: town-owned conservation lands and town-held conservation easements.
 - Town Manager, advised by Londonderry Historical Society, Conservation and Heritage Commissions: Town Common and Historic District.
 - Recreation Department: Nelson and West Road fields.
 - School District: school athletic fields and forested school property.
 - Rockingham County Conservation District, which holds the conservation easements on the Mack, Sunnycrest, and Merrill farms.
 - Land owners must manage their own lands under conservation easement, following easement terms (no development)



- **Stewardship expenses since 1998 include roughly \$20,000**
 - \$10,402 (RCCD / UNH for monitoring)
 - \$9,658 (Restoration / Materials / Maps / Loosestrife removal)
- **Stewardship funding comes from annual appropriation to the Conservation Commission: \$3,300 in FY 2012**
- **Most stewardship work is done by volunteers at no cost to the town.**



Questions on Our Current Situation?



What We Want From Our Open Spaces: Natural Services

Task Force Phase II: **Develop detailed information on the town's needs for natural services**

Preserve adequate drinking water quality/quantity

Keeping development out of floodplain areas

Preserve local agricultural land

Keep natural views in their present form

Support outdoor recreation in a natural setting

Support plant and animal habitat and connections between habitats

Preserve large, contiguous forest areas

Maintain historic structures in their appropriate context

Minimize/mitigate impacts of development elsewhere

Preserve habitat for endangered species



“Needs” = “How Much is Enough?”

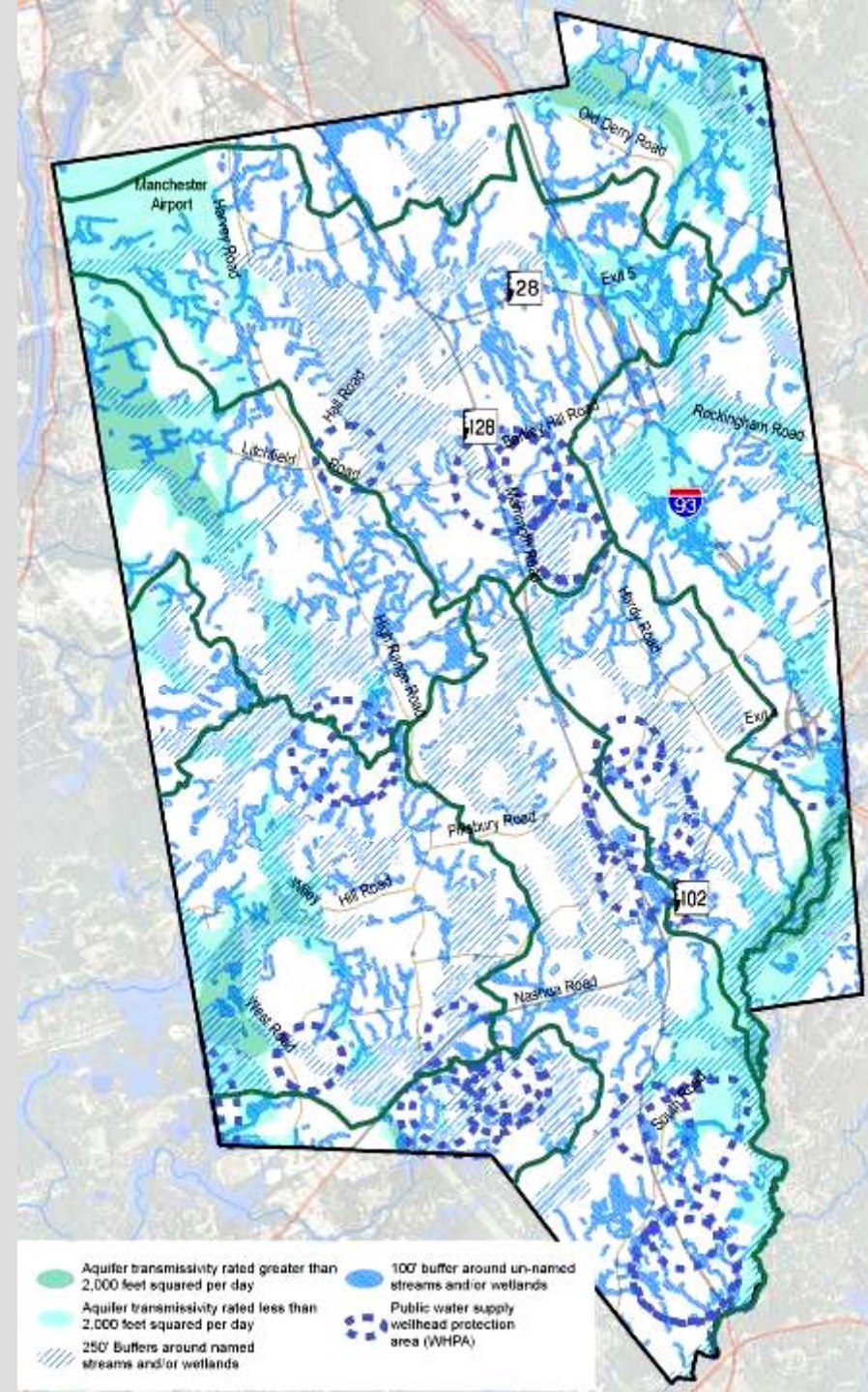
Indicators of how much is enough:

- **Provides the services we want, now and at build-out**
 - **Protect the best of each resource that still is available, using GIS metrics**
- **Can be sustained over the long term**
 - **Provide buffers and connectivity, a “Green Infrastructure”**
- **Is reasonably equitable for all residents**
 - **Distribute some assets to each part of town, especially recreation**

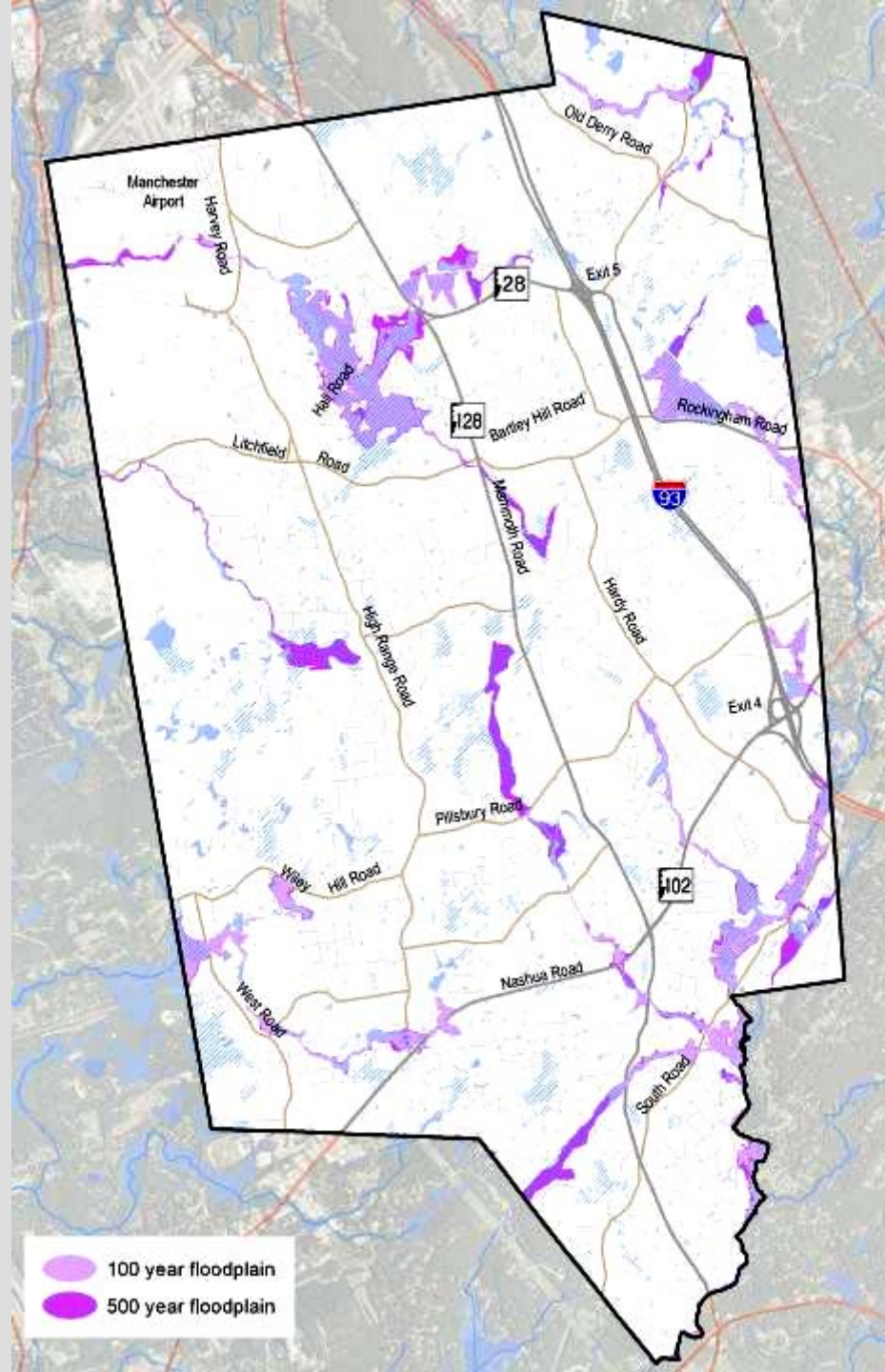


Drinking Water Quality and Quantity

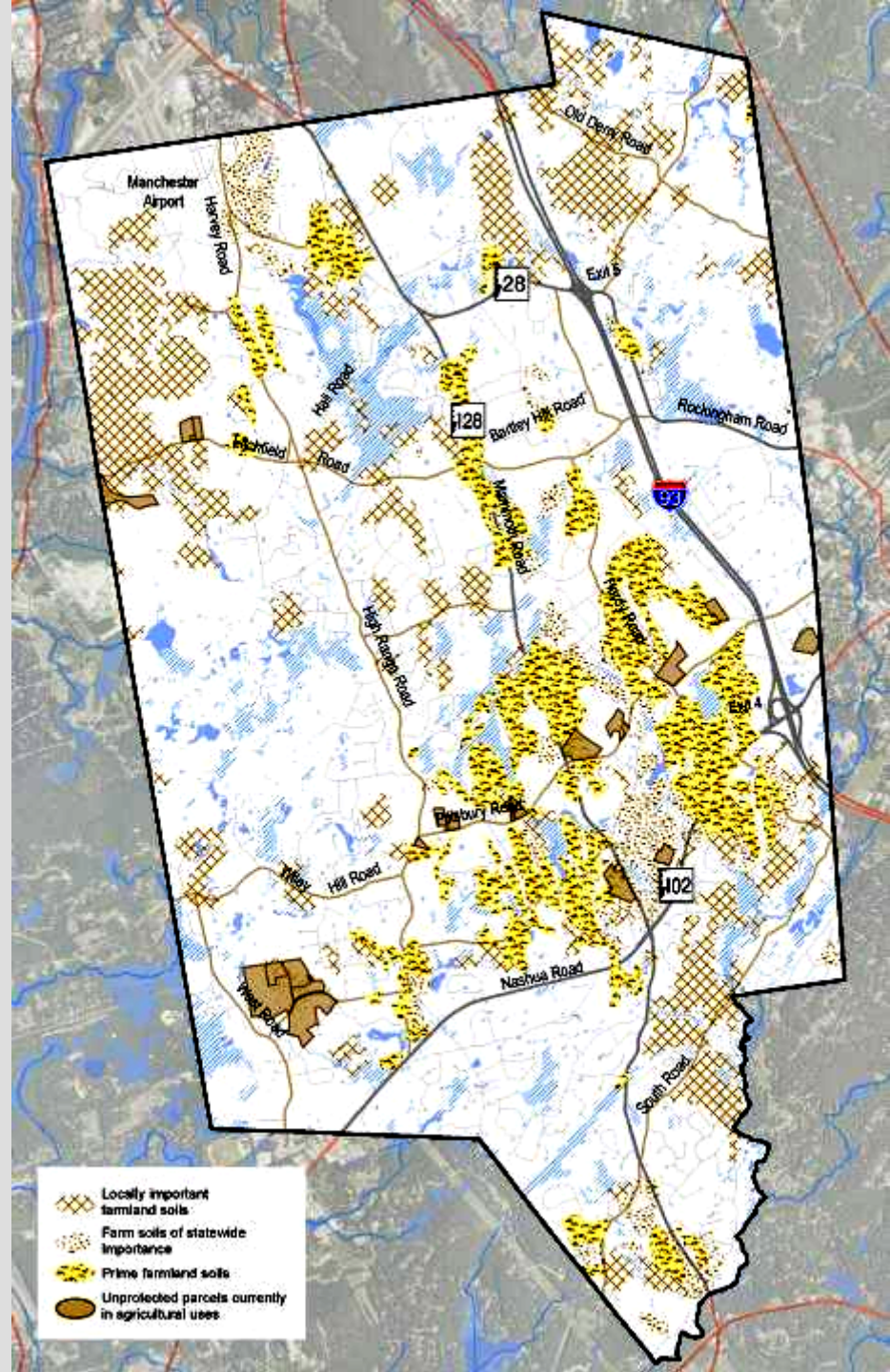
- Aquifers
- Wetlands/Ponds
- Streams
- Community wells



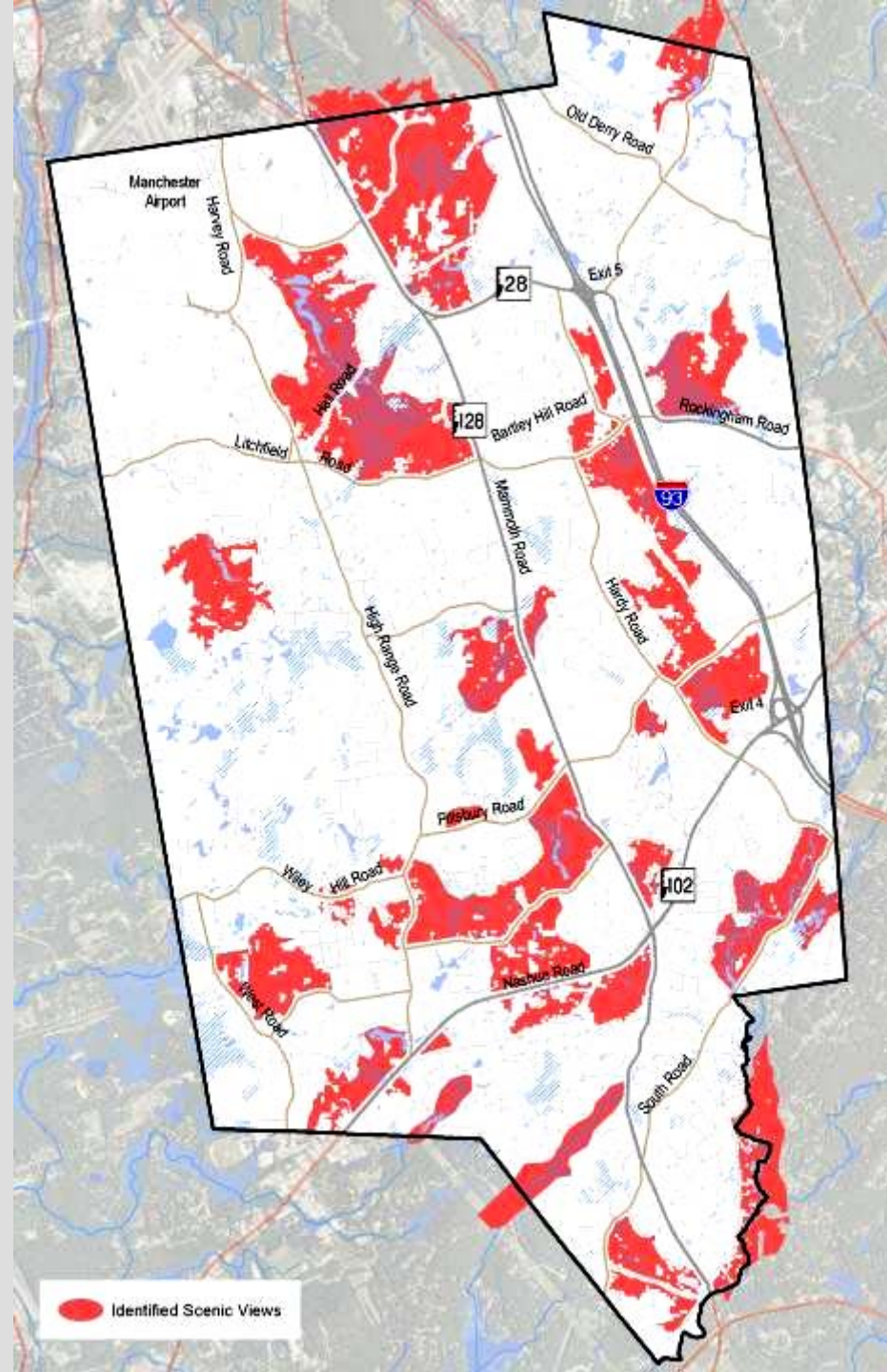
- Drinking Water Quality and Quantity
- **Flood Storage**



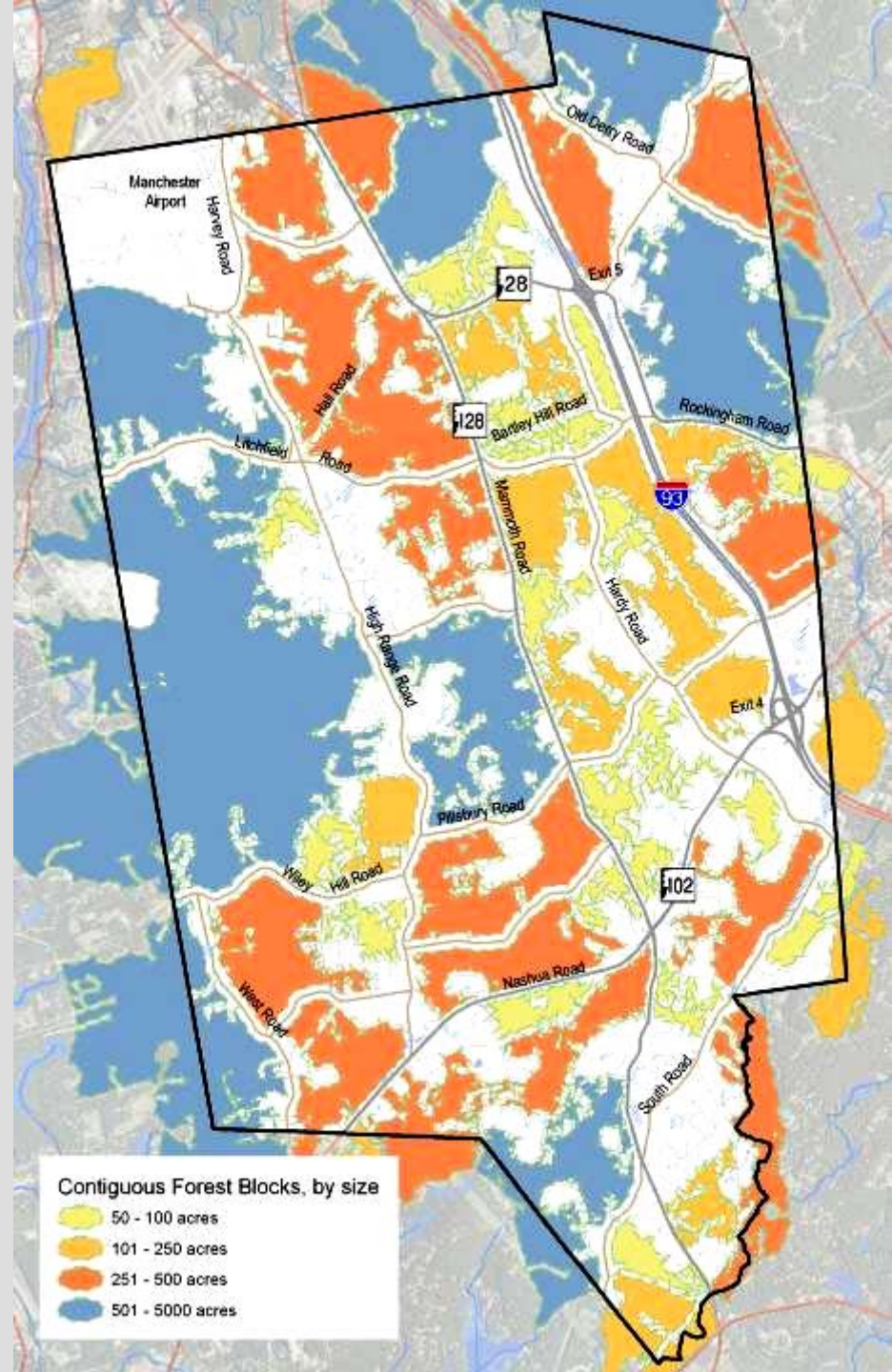
- Drinking Water Quality and Quantity
- Flood Storage
- **Preserving local agricultural land**



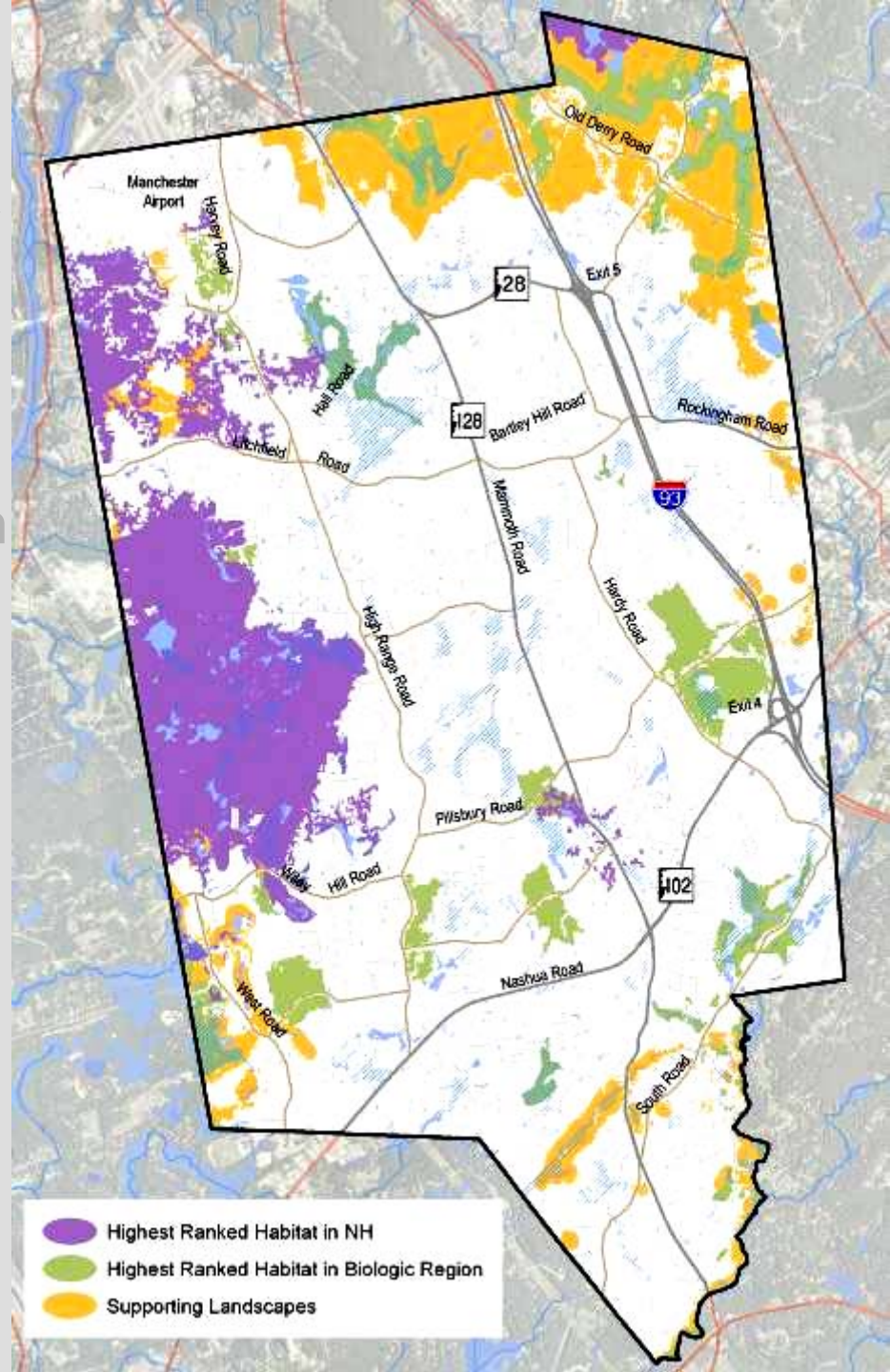
- Drinking Water Quality and Quantity
- Flood Storage
- Preserving local agricultural land
- **Keep natural views in their present form**



- Drinking Water Quality and Quantity
- Flood Storage
- Preserving local agricultural land
- Keep natural views in their present form
- **Support outdoor Recreation in a natural setting**
- **Preserving large, contiguous forest blocks**



- Drinking Water Quality and Quantity
- Flood Storage
- Preserving local agricultural land
- Keep natural views in their present form
- Support outdoor Recreation in a natural setting
- Preserving large, contiguous forest blocks
- **Plant and animal habitat and connections between habitat patches**



- Drinking Water Quality and Quantity
- Flood Storage
- Preserving local agricultural land
- Keep natural views in their present form
- Support outdoor Recreation in a natural setting
- Plant and animal habitat and connections between habitat patches
- Preserving large, contiguous forest blocks
- **Maintaining historic structures in their appropriate context**



- Drinking Water Quality and Quantity
- Flood Storage
- Preserving local agricultural land
- Keep natural views in their present form
- Support outdoor Recreation in a natural setting
- Plant and animal habitat and connections between habitat patches
- Preserving large, contiguous forest blocks
- Maintaining historic structures in their appropriate context
- **Preserve habitat for endangered species**



Where to Find What We Want

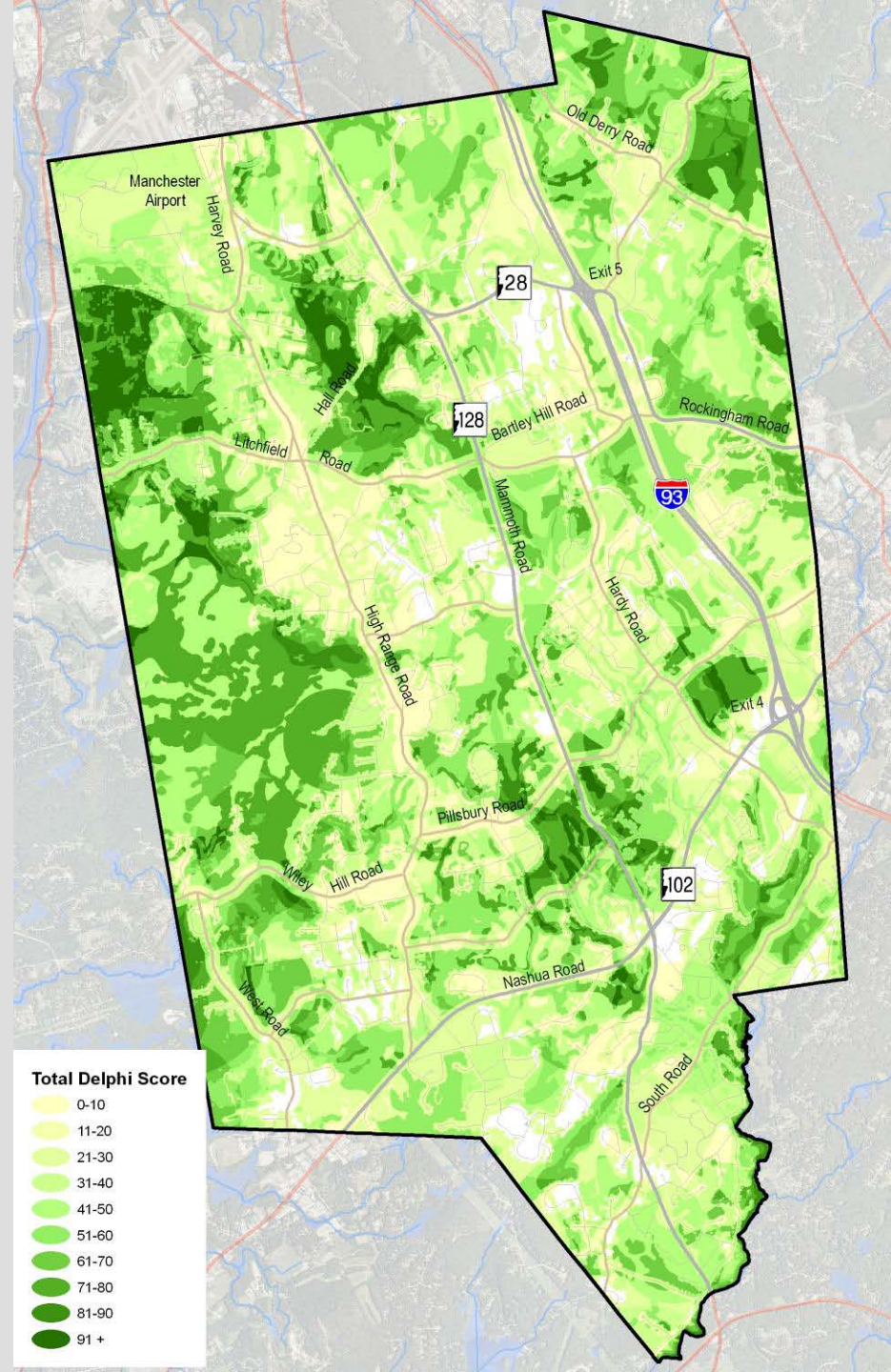
- **Task Force members weighted each natural service against all the others**
- **Each acre of land in Londonderry was examined to see whether it contributed to these services**



	Round 1	Round 2
Enter # of Participants:		
Preserve adequate drinking water quality/quantity	20.5	22.9
Keeping development out of floodplain areas	5.0	4.5
Preserve local agricultural land	13.5	13.7
Keep natural views in their present form	10.4	9.6
Support outdoor recreation in a natural setting	10.0	12.5
Support plant and animal habitat and connections between habitats	11.7	11.8
Preserve large, contiguous forest areas	10.8	13.3
Maintain historic structures in their appropriate context	5.2	5.1
Minimize/mitigate impacts of development elsewhere	5.8	0.0
Preserve habitat for endangered species	7.2	6.5
<i>Group Total Score</i>	100.0	100.0
Community Priorities		
Providing at least 10 acres of open space within a ten-minute walk for each Londonderry resident		11.5
Providing connections between large open space areas throughout town		14.4
<i>Group Bonus Score</i>		4.6

All land is not created equal

The most resource rich open spaces, based on the Task Force weighting

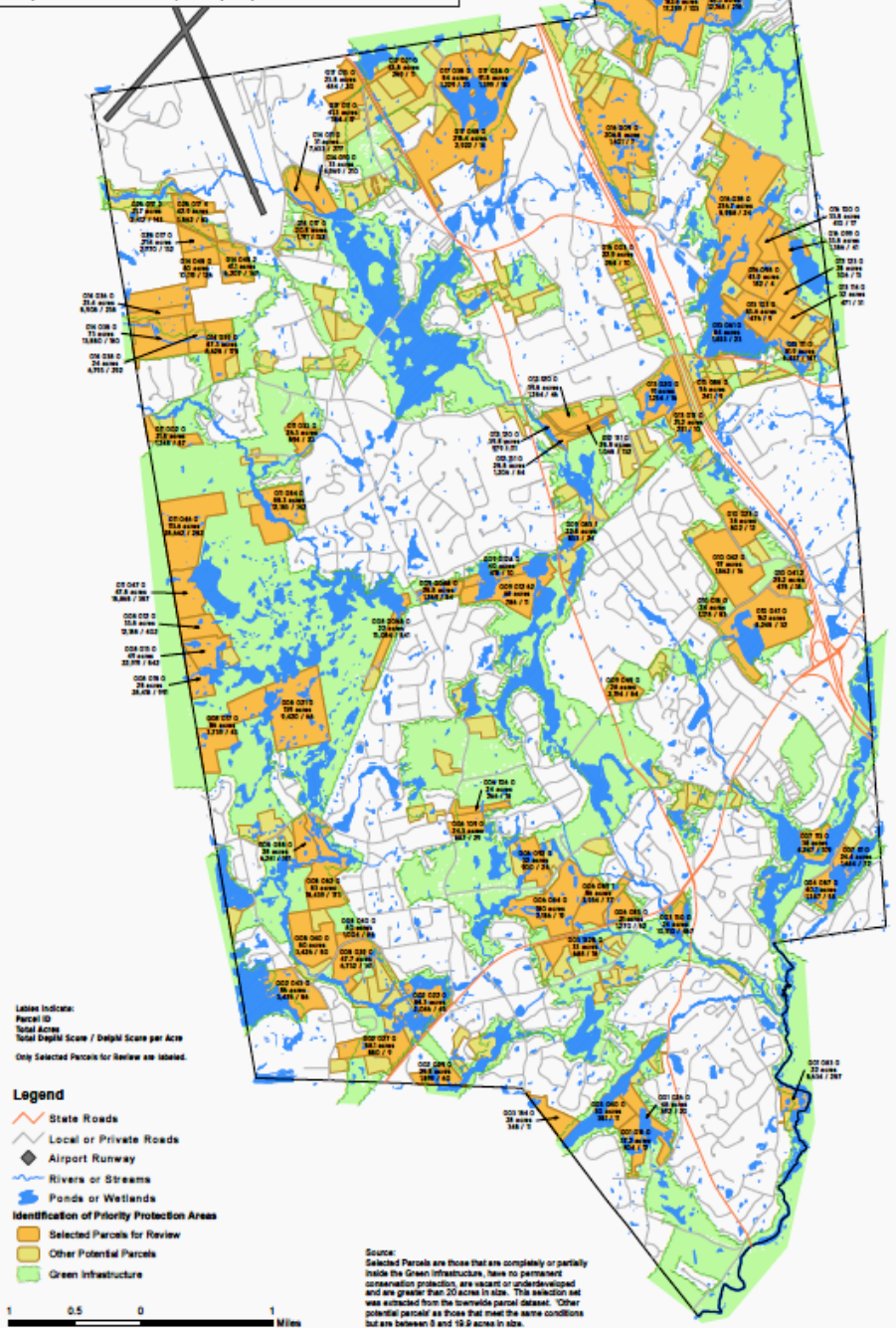


- **Parcels > 8 acres** were identified that contained the land providing the most services
- These lands were buffered and linked together
- **210 parcels; 6,556 total acres**
- Prioritized by threat, cost, and resource value
- **Use Land Use regs/zoning in tax positive zones**



Potential Areas for Permanent Protection

Prepared for the Londonderry, NH Open Space Task Force, Winter, 2011.




Getting from Nature's Bounds to Parcel Bounds

10,000 parcels in Londonderry

2,543 parcels in the **Green Infrastructure**

366 parcels greater than 8 acres

210 unprotected, undeveloped parcels



	High Threat	Medium Threat	Low Threat
High Cost	55	34	63
Low Cost	6	5	21
Dev't Pending	25	1	0



Getting from Nature's Bounds to Parcel Bounds (in acres)

26,945 acres in Londonderry

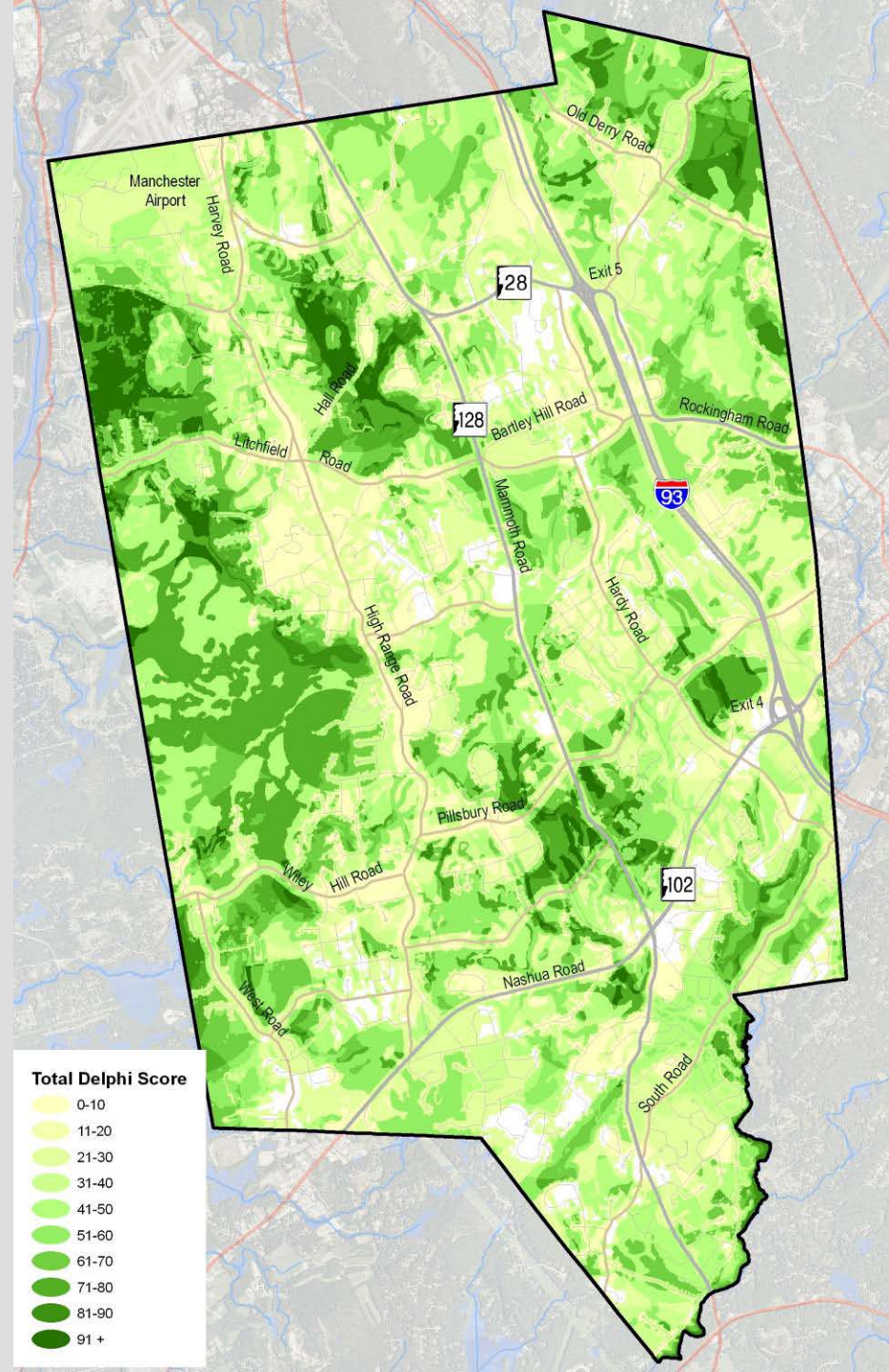
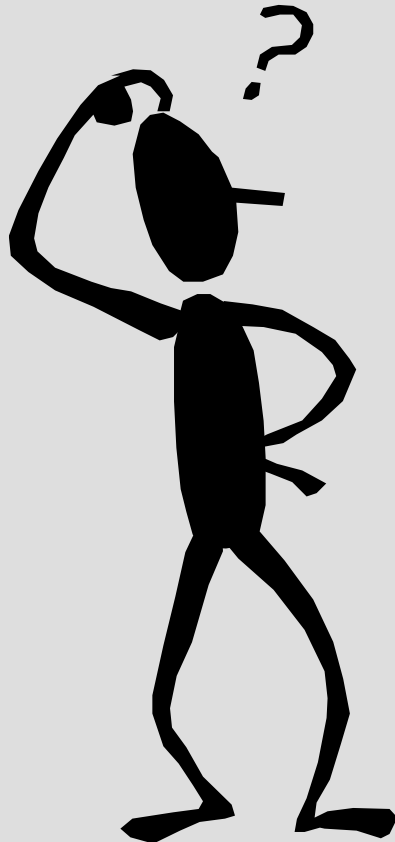
16,851 acres in the Green Infrastructure

12,839 acres in parcels greater than 8 acres



	High Threat	Medium Threat	Low Threat
High Cost	1,847	907	1,165
Low Cost	219	123	637
Dev't Pending	1,649	9	0

Questions on Nature's Benefits and Value?



Phase III: Strengths, Weaknesses, Opportunities and Threats

Strengths

- **Geography**
- **Existing Conservation Resources**
- **Community Support**
- **Town Government Resources**
- **Land Use Protections**

Weaknesses

- **Geography**
- **Economy**
- **Community Opposition**
- **Stewardship**
- **External Influences**

Opportunities

- **Geography**
- **Communication**

Threats

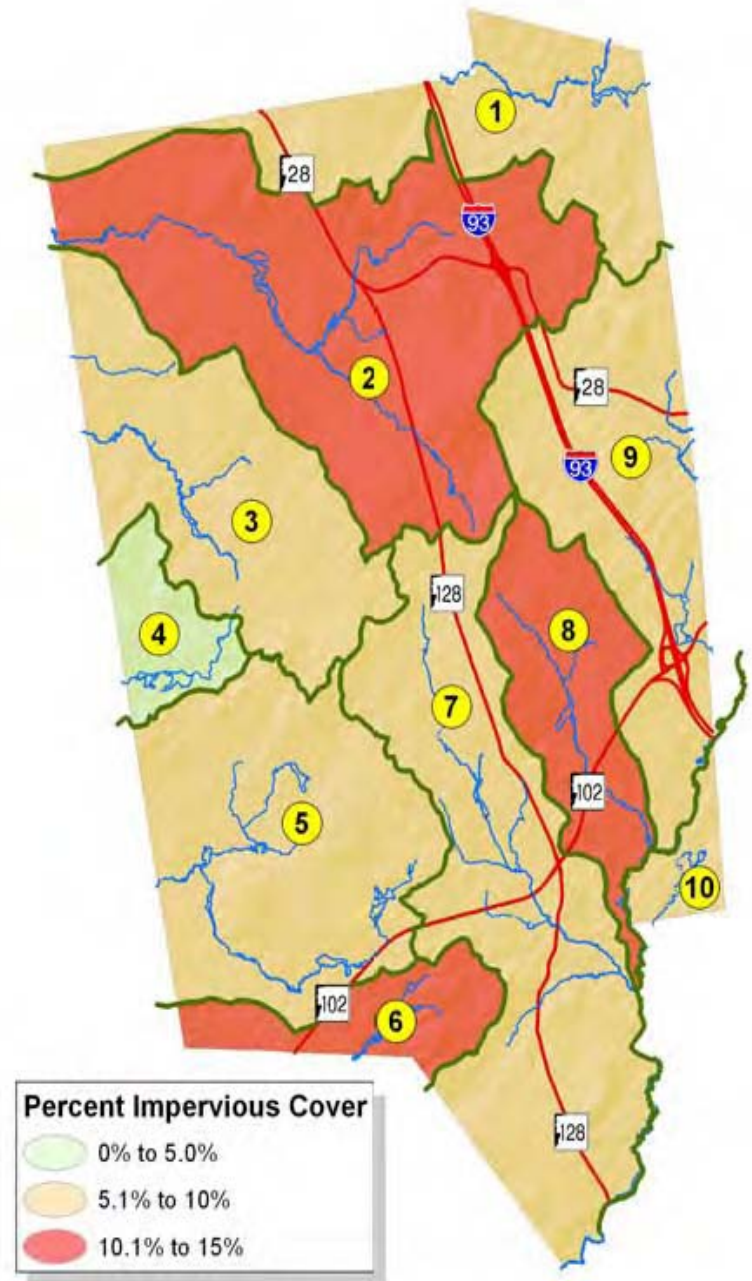
- **Geography**
- **External Influences**
- **Economic/Development Priorities**
- **Changing Community Expectations**



The Threat from Impervious Surface

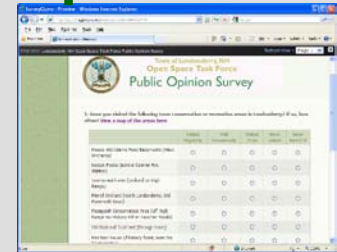


Water quality starts to be impaired when impervious surface in a watershed exceeds 10%



Phase IV: Public Opinion Survey

Internet survey, not a random sample: 236 complete survey



- **Awareness of existing open space areas**
 - Several overlooked, e.g. Bockes/Ingersoll
- **Location of non-protected recreation areas**
 - Town center trails/gas line, Presbyterian church, own backyard, Woodmont orchard, rail trail
- **Support for various conservation objectives**
 - Overwhelming support for conservation goals with the exception of adding staff
 - Top goals: limit development on sensitive habitats, develop trails/access, promote locations & uses.
 - By a 2-1 margin, respondents disagreed with stopping conservation purchases
 - Over 50% of respondents disagreed or somewhat disagreed with adding staff for stewardship
- **Felt need to commit town resources (all types)**
 - Water quality/quantity, 74% rated it “very important”
 - Preserving land to store storm water and prevent flooding
 - Aside from historic structures, a super majority of respondents rated all categories “somewhat” or “very” important.



Is enough being done to maintain conservation lands in Londonderry?

Roughly even split:

34% Yes, 29% No, 37% Don't Know

Are you willing to pay more in taxes to support future conservation purchases?

42% Yes, 39% No, 18.1% Don't Know

Are you willing to pay more in taxes to support increased stewardship of existing conservation land?

35% Yes, 43% No, 22% Don't Know

Currently, the Town spends 2.7% of it's budget on conservation. What percentage would you be willing to see it spend?

More than 2.7% got the highest number of write-ins but average of write-ins was 2.7!



Financial Plan

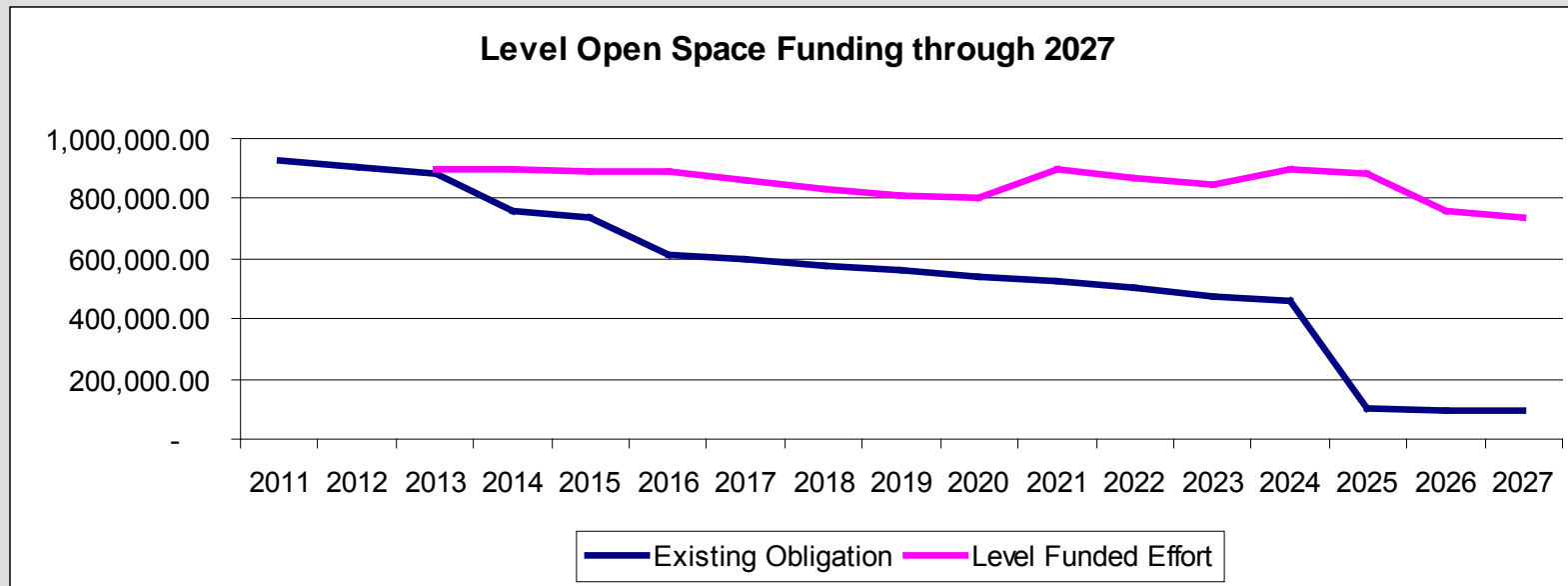
- **A Steady-State approach to funding:**
- **Londonderry currently dedicates 2.7% of its budget to open space protection, mostly bond payments**
- **The survey disclosed the average resident feels this is appropriate**
- **Goal is to tweak bond issues to maintain a steady 2.7% rate**



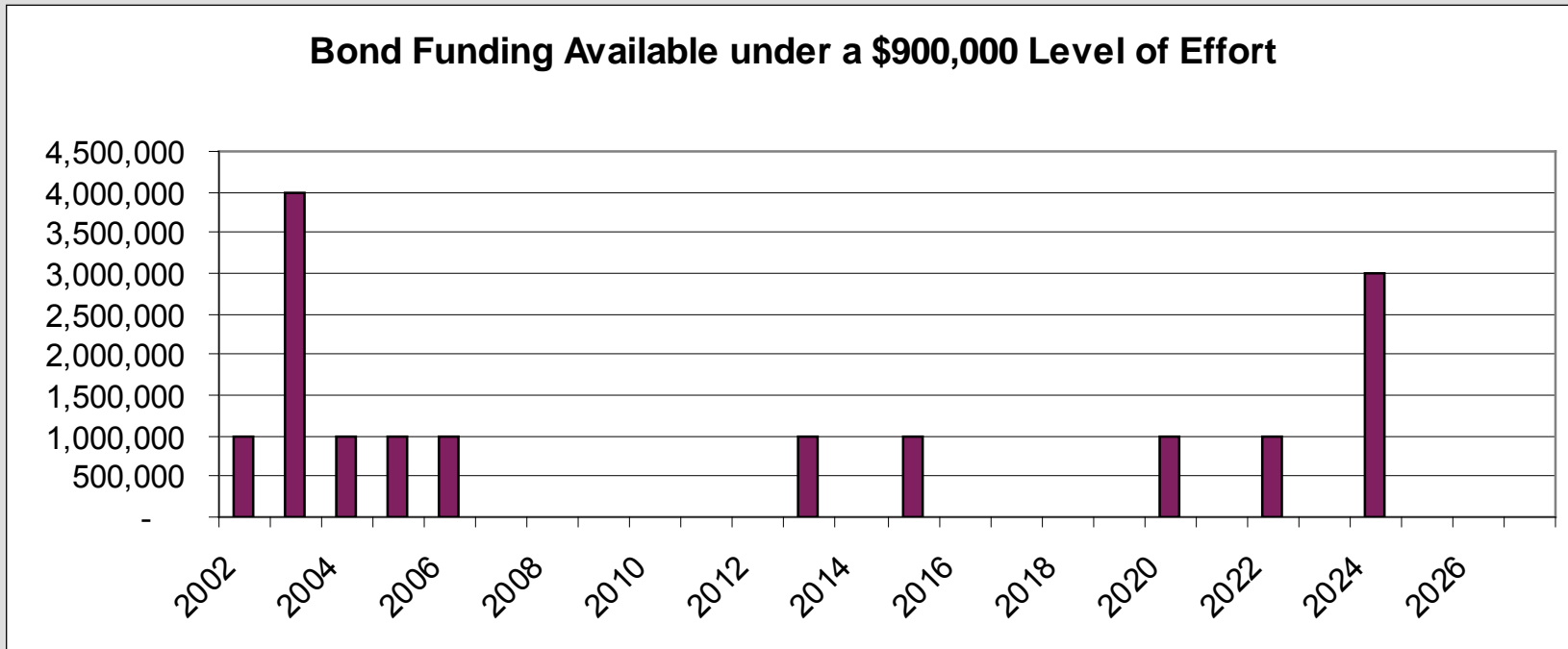
An Illustration of Level Funding

Assumptions:

- **Keep bond payments below \$900,000 (2011 payments are \$925,000)**
- **4% interest rate on new 10-year bonds**
- **All dollars are current year dollars**



Steady state approach at < \$900,000 annually allows for \$7 million in new funding over the next 15 years



Projected Funding, 2012-2027

- **New bonding authority: \$ 7,000,000**
- **Land Use Change Tax: \$ 3,240,000**
- **Subtotal \$10,240,000**
- **Donations, bargain sales, grants @25%: \$ 2,560,000**
- **Total estimated funding, 2012-2027: \$12,800,000**

- **Assessed valuation of priority parcels: \$36,912,632**

- **Apparent funding shortfall: \$24,112,632**

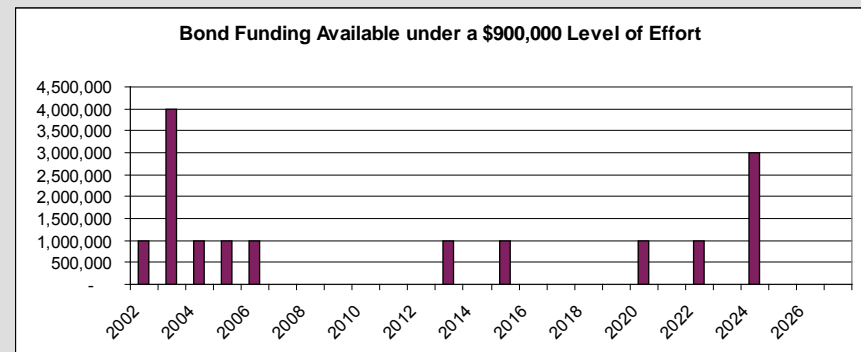
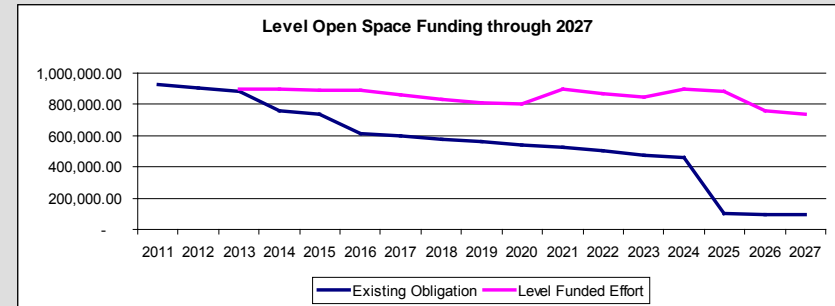
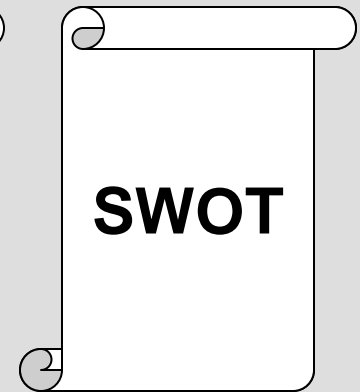
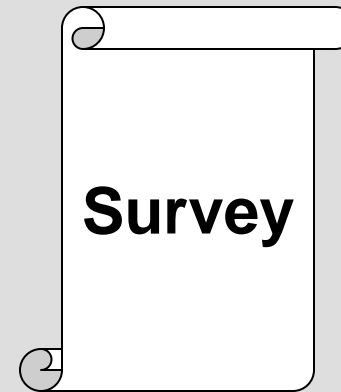


Factors Reducing the Funding Requirement

- **\$8 million is for parcels between 8 and 20 acres; most can be protected by education for good management.**
- **Parts of some parcels do not fall within the green infrastructure; the town need not protect the entire parcel.**
- **The funding plan assumes build out in 15 years, the town may have additional time and thus funding.**
- **Some land may be protected by other agencies.**
- **Some of the land will be developed before it can be protected.**



Questions on the Survey, SWOT Analysis, or Funding?



Conclusions & Recommendations

- **Education/outreach**
- **Protection of water resources**
- **Recreation on town-owned land**
- **Comprehensive stewardship plan**
- **Land use regulations/policies**
- **Continuing to protect open space**
- **Funding**



Conclusion 1, Continuing to protect open spaces

60% of the key acreage and 68% of the key resource values have either permanent or at least temporary protection. Preserving the remaining acreage and working with willing landowners of smaller parcels will tie this somewhat fragmented set of open spaces into a secure, resilient, and connected green infrastructure that will be able to withstand future disturbances and will be able to co-exist with Londonderry's built infrastructure.

Recommendations:

Interest landowners with small or partial parcels in the green infrastructure in participating in the good stewardship of their land. Develop a Partners in Conservation program with these landowners to support and assist them in stewarding their land.

Party responsible: Cons. Comm. / Staff Timeline: Ongoing

Acquire, from willing sellers, fee ownership or conservation easements on the priority parcels identified in this report. Create a competitive market by inviting offers from all these landowners. Equal weight should be given to adding to existing areas and opening new areas for public preservation and enjoyment. Purchases should be prioritized by:

- o Total resource value of the parcel
- o Dollar cost per resource value
- o Resource value per acre

Party responsible: Cons. Comm. / Town Council Timeline: Ongoing

✓ Refine procedures for open space property transactions to provide for earlier and closer involvement of the Town Council in the process.

Party responsible: Town Council / Town Manager/Cons. Comm. Timeline: Short Term



Conclusion 2, Developing a comprehensive stewardship plan for all town-owned land

There is no integrated, comprehensive, town-wide stewardship plan, much less a method of funding, that could exploit the synergy from the various categories of town owned land and town held-easements.

Recommendations:

Develop a comprehensive stewardship plan to define what services the town desires from each property individually and as an integrated network of open spaces, and identify concrete recommendations to enhance natural resource protection and maintain and/or expand recreational opportunities. Include direct costs and responsible parties.

Party responsible: Cons. Comm. / Town Council Timeline: Short Term

Integrate the town-wide trails plan the town-wide stewardship plan. Provide for connectivity between conservation areas and points of interest in Londonderry and to inform priorities for developing trails in recreation areas.

Party responsible: Trailways / Cons. Comm. Timeline: Short Term

Teach volunteer residents how to monitor conservation easements and serve as land stewards; name a volunteer coordinator.

Party responsible: Cons. Comm. Timeline: Ongoing

Work with Beautify Londonderry to clean open space properties from dumping.

Party Responsible: Solid Waste Advisory Committee Timeline: Short Term



Conclusion 3, Protection of water resources.

Rapid development, sprawl, flooding, and increased impervious surface have made the protection and control of the town's water resources, both in quality and quantity, the town's most pressing open space task.

Recommendations:

Update the 1990 Water Resources Management Plan.

*Party responsible: **Planning Board** / Cons. Comm. Timeline: Mid Term*

Revise land use regulations to ensure that no additional development occurs in the 500-year floodplains and does not add to cumulative flooding.

*Party responsible: **Planning Board** / Cons. Comm. Timeline: Mid Term*

Monitor the town's surface and ground waters for nitrogen, phosphorus, biological oxygen demand, pH and sediment.

Party responsible: EBSC/Public Health/Cons. Comm. Timeline: Mid Term

Educates residents about vegetated buffers to surface waters.

Party responsible: Cons. Comm. Timeline: Short Term

Investigate approaches to a "no net increase" policy for impervious surface

*Party responsible: **Planning Board** Timeline: Mid Term*



Conclusion 4, Education/Outreach.

Many, if not most, of the town's residents are unaware of the services provided by the town's open spaces, how open space benefits them individually, how to take advantage of the open space, and how and why open space is acquired and protected.

Recommendations:

Initiate a comprehensive outreach and education effort regarding the open space program *Party responsible: Cons. Comm./Recreation Dept./Heritage Comm. Timeline: Short Term*

Use social media tools to carry out informal, organized events; inform residents of the recreational opportunities in Town.

Party responsible: Trailways/ Recreation Comm. Timeline: Short Term

Review mapping of no cut zones and develop materials to present to property owners to inform and educate them on the obligations within these areas.

*Party responsible: Cons. Comm. / **Planning Board** Timeline: Mid Term*



Conclusion 5, Recreation on town owned land

Maximize the recreational benefits residents get from their open space.

Recommendations:

Work with partners to expand recreational potential.

*Party responsible: Town Council / Rec. Comm. / Timeline: Ongoing
Cons. Comm / Trailways*

Partner to maintain and improve the recreational trails in the Bockes/Ingersoll Forest

Party responsible: Cons. Comm. / Trailways Timeline: Short Term

Consider a local hockey program and using the West Road Fields.

Party responsible: Recreation Comm. Timeline: Mid Term

Partner with private outfitters/educators/clubs to provide training.

Party responsible: Trailways /ALERT/ Recreation Comm. Timeline: Mid Term

Support cold weather sports with trail maintenance, clearing and grooming.

Party responsible: Recreation Dept. Timeline: Ongoing

Support Londonderry Trailways to improve the Rail Trail and connect it to a regional trail network. Expand their town-wide trail plan.

Party responsible: Planning Dept./Town Council Timeline: Short Term



Conclusion 6, Land Use regulations/policies

Protecting the benefits provided by the town's open spaces through land use regulations and policies establishes a rational nexus between use limitations and public benefit.

Recommendations:

Investigate a Transfer of Development Rights (TDR) ordinance to preserve sensitive areas while allowing higher densities in other receiving zones.

Party responsible: Planning Board Timeline: Mid Term

Make Design Review Committee comments more accessible to the public; provide for Committee representation during Planning Board consideration of projects.

Party responsible: Planning Board Timeline: Short Term

Support/encourage applicants to use the Planned Unit Development and Conservation Subdivision Ordinances for large development projects to preserve natural resources.

Party responsible: Planning Board / Staff Timeline: Short Term

Create an aquifer protection zone as an overlay district

Party responsible: Planning Board / Staff Timeline: Short Term

Pursue controls on impervious surfaces as recommended under Conclusion 2, above.

Keep the Conservation, Route 102 and Route 28 Overlay Districts, as well as appropriate sections of the site and subdivision regulations. Consider enhancing these ordinances and regulations to support the other recommendations of this report.

Party responsible: Planning Board Timeline: Short Term



Conclusion 7, Funding

Residents are generally comfortable with the current level of 2.7% of the town budget, and a general desire to continue to protect open space. There is significant resistance to adding to that level of burden. Based on the time until Londonderry reaches buildout (~20 years), the current assessed value, expected non-town funding, continuation of the land use change tax receipts, and a 2.7% level of effort, the protection of the green infrastructure appears to be financially feasible.

Recommendations:

Implement = a consistent level of effort of 2.7% of the town budget to fund protection of the priority parcels as properties become available.

Create a dedicated source of funding for stewardship activities by allocating the first increment of funding from the Land Use Change Tax to a non-lapsing stewardship fund. The amount of this allocation should be determined by the requirements identified in the comprehensive stewardship plan recommended under conclusion 4. The remainder of the Land Use Change Tax should continue to be allocated to the Conservation Fund as a self-regulating counter balance against development and to supplement the recommended bond funding, thereby hastening the implementation and reducing the cost of the Open Space Plan.

Party responsible: Cons. Comm. Timeline: Ongoing

Create a budget line within the Community Development Department budget that will fund the outreach and education efforts described in Conclusion 1.

Party Responsible: Town Council Timeline: Short Term



How Should We Manage the Implementation of the Open Space Plan?

- **A Steering Committee like the 2012 Master Plan?**
- **An Implementation Matrix prepared and managed by Town Staff like the 2004 Master Plan?**
- **On whose back is The Monkey?**

