

NHMA Conference Small Town Planning

October 31, 2020

JOHN C. EDGAR, COMMUNITY DEVELOPMENT DIRECTOR
TOWN OF MEREDITH, NEW HAMPSHIRE

603 677-4217

JEDGAR@MEREDITHNH.ORG

Small Town Planning

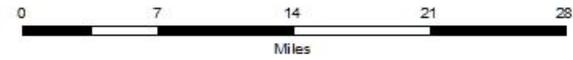
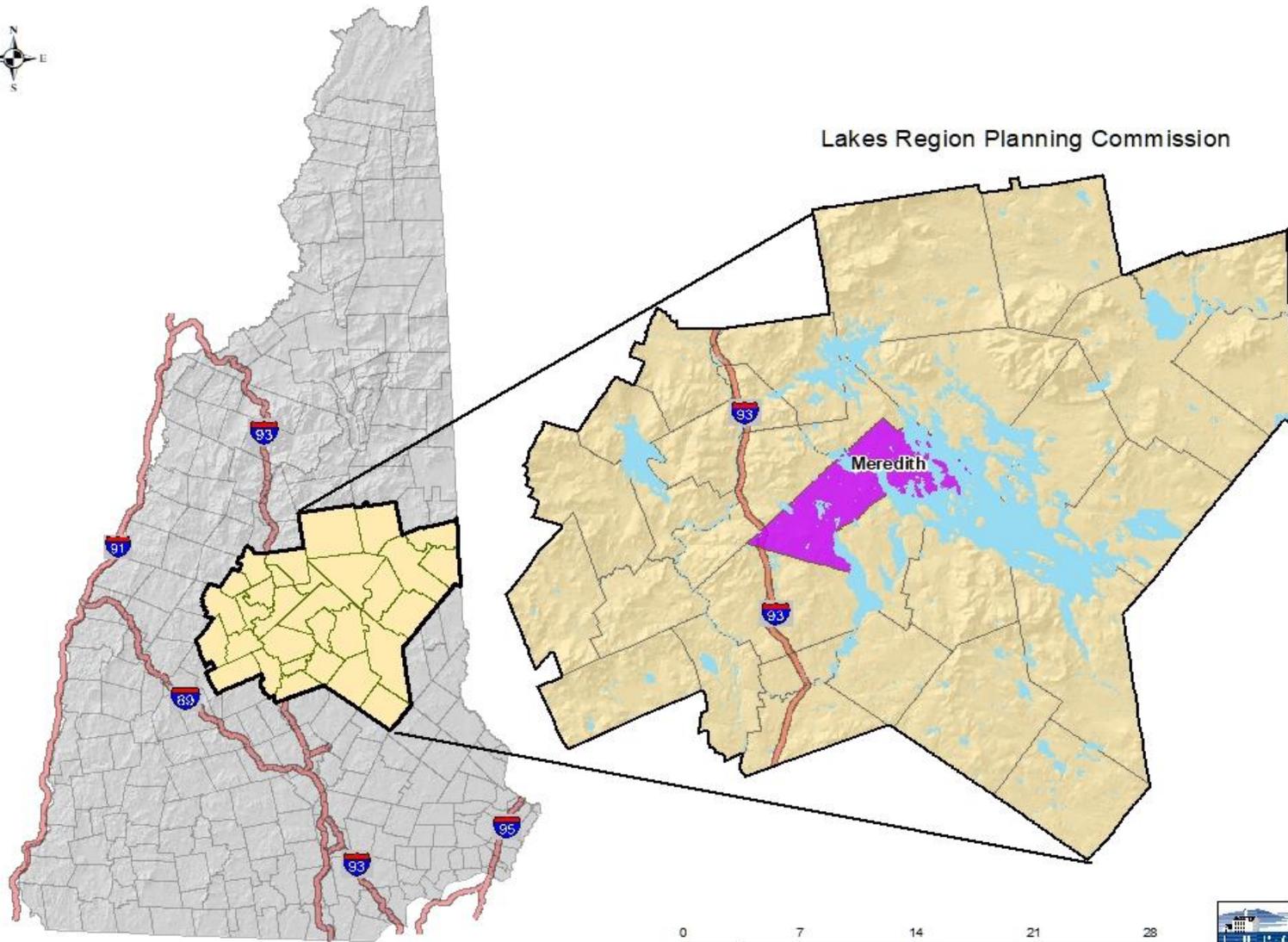


John C. Edgar

- Bachelor of Arts degree in Political Science from Montclair State College in 1981
- Transplanted to NH in 1985
- Thirty-two years with the Town of Meredith (1988-present)
- The Community Development Department
- Member- Northern New England Chapter of the American Planning Association, New Hampshire Section
- Personal- Married, two grown “children”, Justice of the Peace, Reside in Meredith, Party affiliation: “undeclared”



Lakes Region Planning Commission



Small Town Planning Thoughts, Observation & Examples

Master Planning

Implementation- Non-Regulatory Examples

“An Ounce of Prevention is Worth a Pound of Cure...”

Master Planning

- Planning is much more than a means to justify regulation
- Meaningful public participation is essential
- Shared values support a shared vision, which guides public policy
- Develop meaning for otherwise generic “character” statements
- Integrate plan elements, identify cross cutting strategies

Implementation Projects

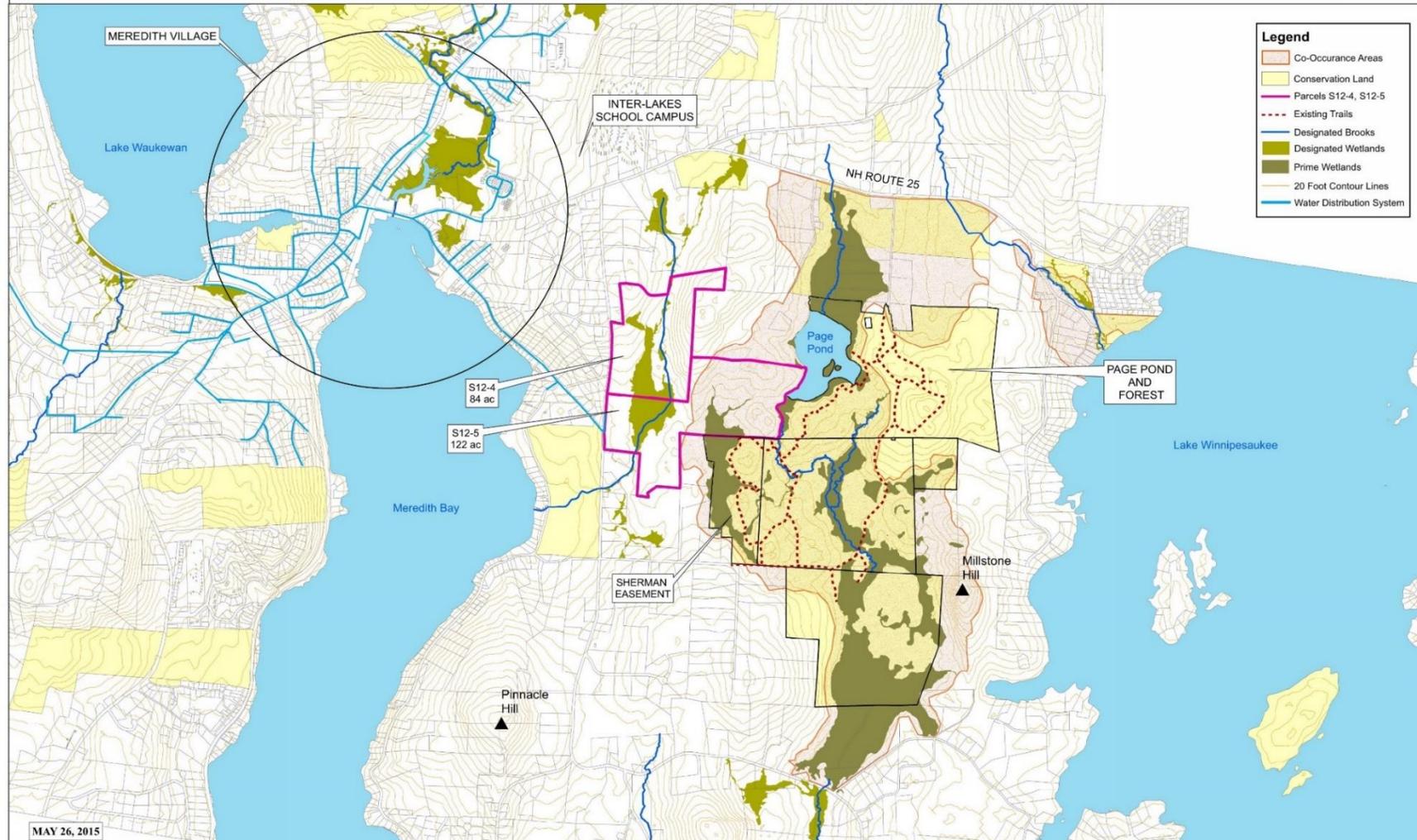
Page Pond Community Forest

Lake Waukewan Watershed Management

Public Library Renovation and Expansion

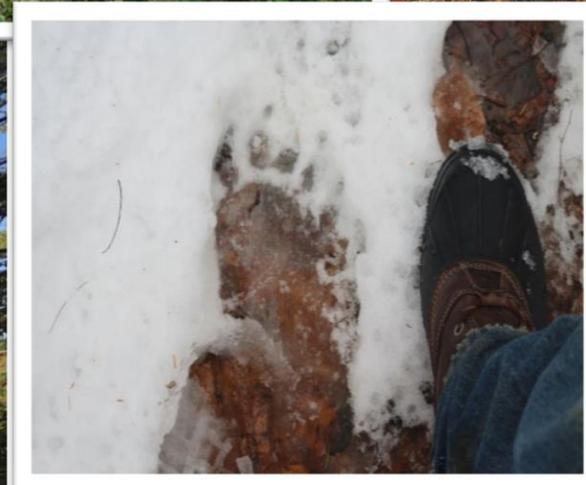
Laverak Nature Trail at Hawkins Brook

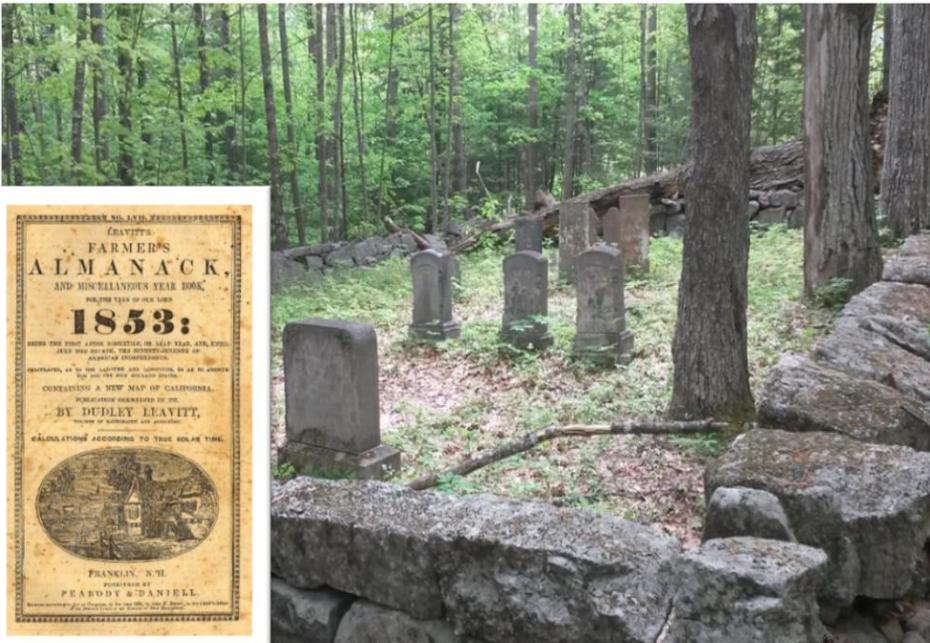
Town of Meredith, NH Meredith Neck Conservation Worksheet



This map has been compiled, arranged, and formatted by the Town of Meredith for informational and planning purposes only.

0 800 1,600 Feet

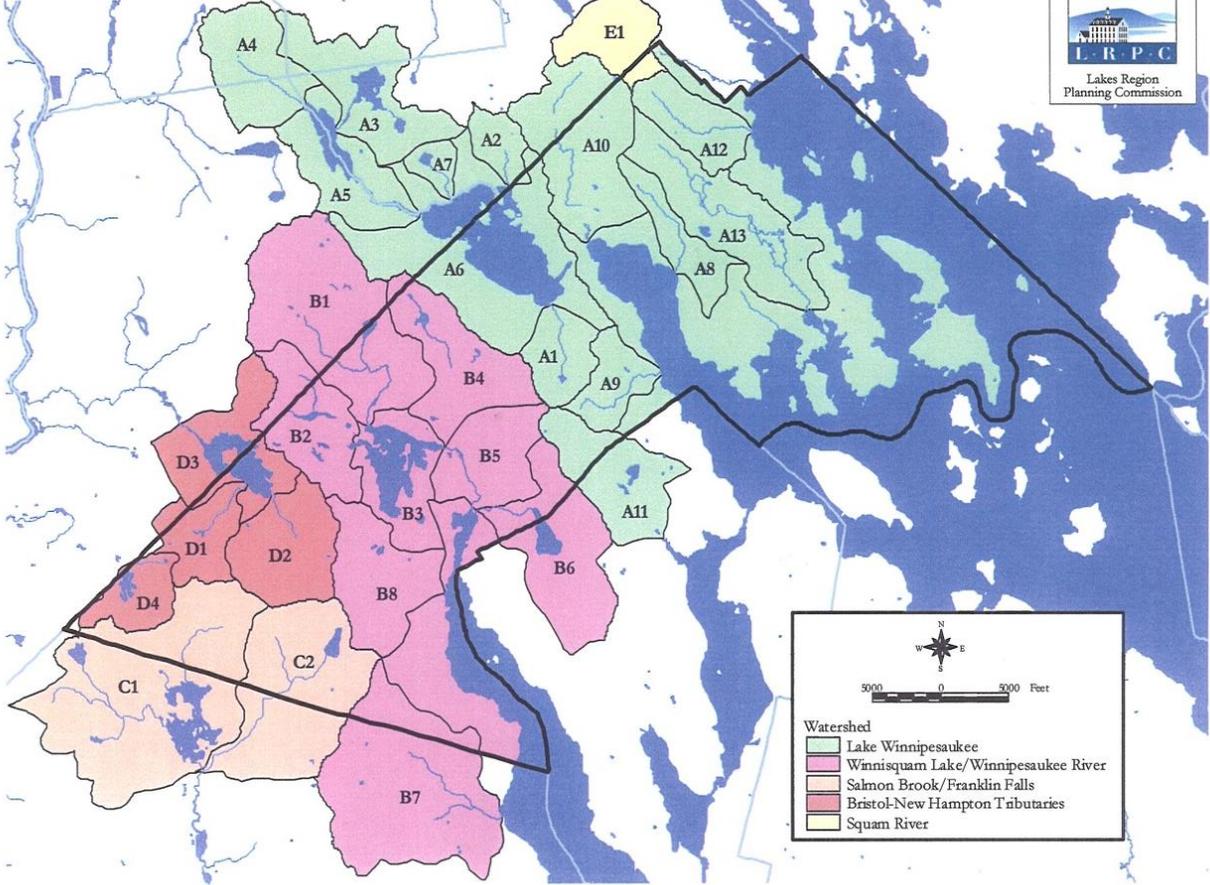




CONTENTS TO AND CORRECTIONS
LEAVITT'S
FARMER'S
ALMANACK,
AND MISCELLANEOUS YEAR BOOK,
FOR THE YEAR OF 1853:
BEING THE FIRST ANNUAL SHEET, IN 1853 YEAR, AND, ALSO,
AND THE SEASON, THE INVESTIGATIONS OF
RURAL ECONOMY.
CONTAINING, AS IN THE LETTERS AND LISTINGS, AS IN AN APPENDIX
TO THE END OF THE PRESENT YEAR.
CONTAINING A NEW MAP OF CALIFORNIA,
PUBLISHED AND PRINTED BY THE
BY DUDLEY LEAVITT,
FRANKLIN, N.H.
PUBLISHED BY
FRABODY & DANIELL.



Map 5-1. Water Resources in the Town of Meredith





Welcome to
Lake
Waukegan
& its Watershed
A Public Drinking Water Supply
Enjoy the Lake
& thank you
for helping us protect
the quality
of our water.

LAKE WAUKEWAN

**CLEAN & DRAIN
your boat HERE**

BEFORE BOATING:
Put drain plugs back in & close
plugs before launching

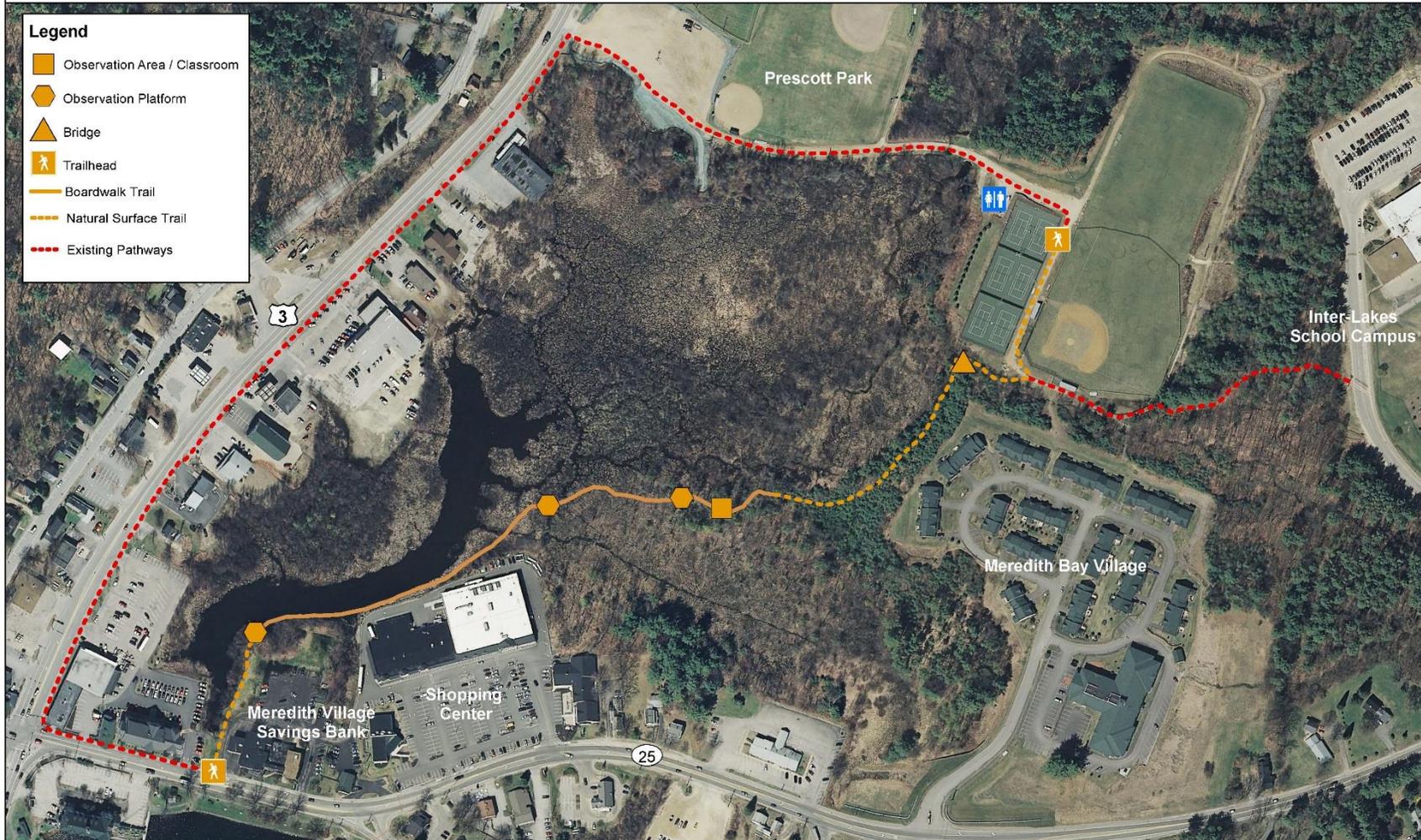
AFTER BOATING:
Remove/open all drain plugs &
keep out/open while trailering

Thank you for helping stop the
spread of invasive species!





LAVERACK NATURE TRAIL AT HAWKINS BROOK Meredith, NH



This map has been compiled, arranged, and formatted by the Town of Meredith for informational and planning purposes only.

January 31, 2019



Take-A-Ways

1. Origins in Long Range Planning
2. Capital Improvement Program (CIP)
3. Multiple Benefit Outcomes
4. Mix of Public/Private Funding
5. Volunteerism, Leadership, Partnerships & Relationships
6. Investment in Community Economic Development
7. Patience & Perseverance

“An Ounce of Prevention is Worth a Pound of Cure...”

Ben Franklin, 1736

Public Trust and Confidence- Commitment to, honesty, fairness, transparency and accountability. Integrity matters!

RSA 91-A, “Openness in the conduct of public business is essential to a democratic society...”

Know Enough to Know What You Don't Know. Don't Be Hesitant to Ask for Help!

- NH Office of Strategic Initiatives- Municipal and Regional Planning Assistance
- NH Municipal Association- Legal Inquiries
- Your Regional Planning Commission
- Town Counsel
- Networking & Training

NHMA Conference Small Town Planning

October 31, 2020

ANGELA LABRECQUE, AICP, TOWN PLANNER
TOWN OF MEREDITH, NEW HAMPSHIRE

603 677-4228

ALABRECQUE@MEREDITHNH.ORG

Angela LaBrecque

- Bachelor of Science in Environmental and Resource Science from UC Davis
- Grew up in Western Massachusetts
- Town Planner in Meredith for 13 years
- Spent 10 years in Lake Tahoe and was a planning consultant for 4 years
- Member of Northern New England Chapter of the American Planning Association
- Like to spend time doing outdoor recreation activities with my family

“A jack of all trades is a master of none, but oftentimes better than a master of one.”

Planning in a small town often means I get to do a little bit of everything!

Small towns have less staff and fewer funds to hire experts. This gives me the opportunity to learn a little about many different things from interpreting water quality data to transportation planning. This can be fun and challenging.

Meredith has no town engineer or specialized planners to rely upon. Given this, I need to know when I need assistance and where to go to get it.

Supporting the Planning Board

My role as the staff person to the Planning Board is to provide them with as much information as possible to help the Board make the best informed decisions. This applies to site plans, subdivisions, zoning amendments as well as updating the master plan.

- Provide customer service to the public- This includes developers, residents, surveyors and engineers.
- Complete Applications- Information required in the application checklist. Is there enough information to adequately review the proposal?
- Staff Report- Contains description of the proposal and how it conforms to the zoning and/or regulations and what additional permits and approvals are necessary.
- Plan Compliance- Ensure all conditions of approval are satisfied prior to the Board signing the plans and inspect projects prior to completion.

Supporting the Planning Board

Following Planning Board Rules of Procedure and applicable statutes.

- Public meetings and hearings- 91-A, Access to Governmental Records and Meetings
- Notification requirements- Public Meeting and Hearing postings and notifications
- Ex-parte Communication- legal requirements, and limitations
- Training- offer training or one on one time to review elements of a project or the zoning ordinance
- Time Out- when in doubt it is ok to continue a public hearing to seek additional information, clarify information, seek legal advice or digest abutters concerns

Land Use Regulations

- What is the issue you are trying to fix with a zoning amendment or regulation?
- Will the amendment have any unintended consequences?
- Do your regulations advance your planning goals?
- Do you have enabling authority? Towns may only do those things that the New Hampshire Legislature allows.
- Exclusionary zoning is illegal. What are your statutory obligations?
- Do not assume that regulatory language from one community will work in yours.

Supporting Volunteer Committees

Meredith Village Pathways Committee is appointed by the Selectboard that work to promote and enhance pedestrian activity in the community.

Short Term Rental Committee is appointed by the Planning Board to study short term rentals in the community and report their findings and recommendations to the Board.

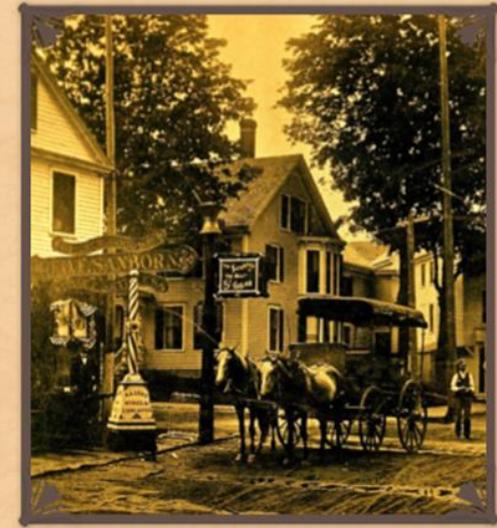
Waukegan Watershed Advisory Committee is appointed by the Selectboard to promote the protection of the Waukegan Watershed, the source water for Meredith.

Energy Committee is appointed by the Selectboard and works to promote energy efficiency in town operations and helps educate the public on energy matters.



Meredith Village

A Historic Walking Tour



This map is provided courtesy of the Meredith Village Pathways Committee. Our goal is to promote walking and cycling in Meredith.

Meredith Village Pathways Committee: Liz Lapham, Chairman, Pam Coburn, Carol Gerken, Tammy LeVeque, Ginny Lovett, Janis Roberts, Sandy Sabuts, Chris Schwidder, Angela LaBroque.





P = Pesticides

DON'T "P" IN THE LAKE!

Misapplication of pesticides to kill lawn & garden weeds can pollute our water and alter the fish and wildlife habitat in our lakes.

Why are Pesticides bad?

1. Some pesticides have been linked to Leukemia, Parkinsons, other forms of cancer and ADHD.
2. Children exposed to herbicides during the first years of life are four and a half times more likely to be diagnosed with asthma before the age of five.
3. Most pesticides are toxic and cannot be filtered or treated from public drinking water and private wells.



Avoid chemicals—seek out natural alternatives.

Chemicals can be reduced by "spot treating" instead of treating your entire lawn.



P = Phosphorus

DON'T "P" IN THE LAKE!

Overuse and misapplication of fertilizers in our lawn care pollute our water and alter the fish and wildlife habitat in our lakes.

Why is Phosphorus bad for our lakes?

1. The cumulative effect of fertilizer application is significant.
2. The nutrient Phosphorus harms clear water by creating algal blooms.
3. Lawn clippings and decaying leaves contain phosphorus and should not be placed near the waters edge where they can easily run off into the water.



Major Watershed Partners

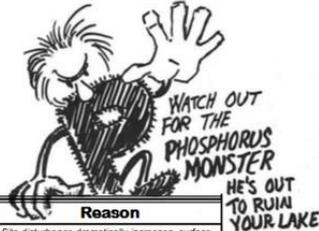
Before fertilizing you should have your soil tested

Don't collect lawn clippings—they feed the lawn naturally

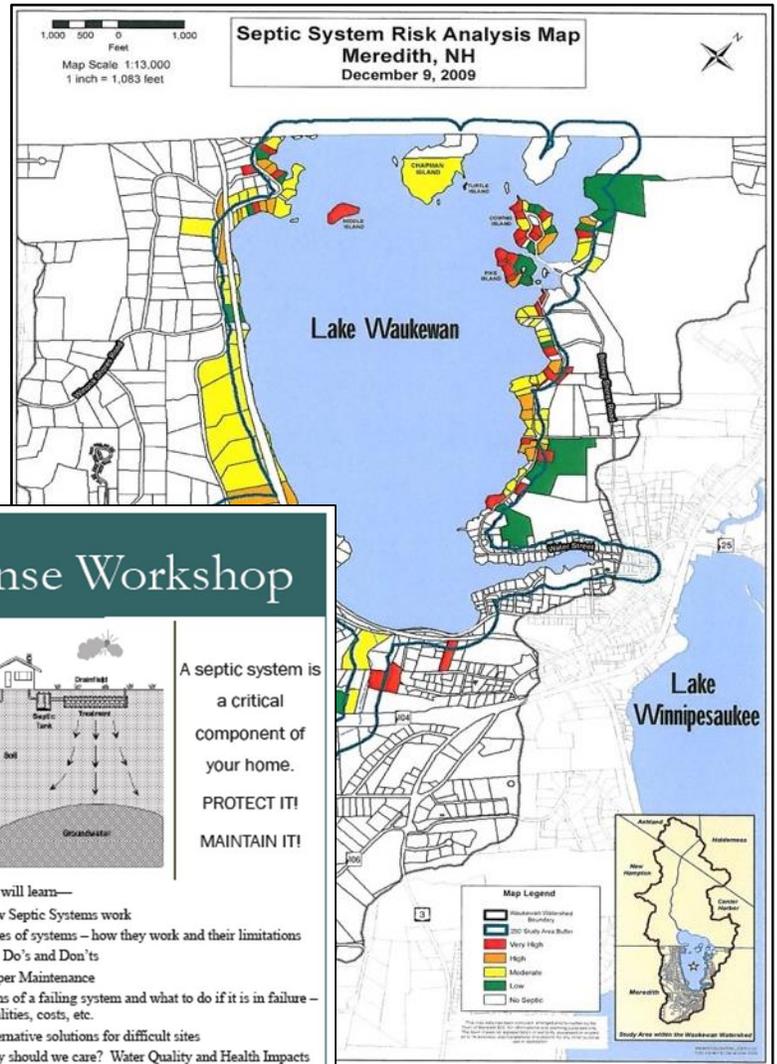
For Waukewan's Sake

be done? Everyone can contribute by suggestions listed below. The goal is to mimic as many natural processes in nature as possible, let nature do the purifying it does so well. For example, leave along the edges of the lakes, tributary

seasonal, intermittent streams or plant vegetation which will slow surface runoff, minimize disturbance of natural soil; direct surface runoff into natural depressions where the water can seep into the ground slowly; and keep use of chemicals and other harmful substances which cannot be removed by nature to a minimum.

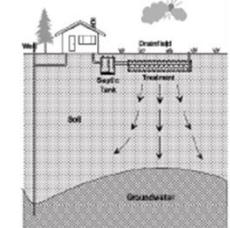


Land Use/Land Area	DO's and DON'TS	Reason
1. Site Disturbance, Yardwork, Clearing, Landscaping	DO keep site disturbance to a minimum, especially removal of natural vegetation and exposure of bare soil.	Site disturbance dramatically increases surface runoff and erosion which contributes phosphorus to lakes.
	DO seed and mulch bare soil within two weeks of clearing and install hay bales downslope of cleared areas.	Hay bales trap sediments and the phosphorus they carry.
	DO leave naturally vegetated areas (buffer strips) along lake shore to filter sediment and phosphorus from water before it reaches the lake.	Buffer strips intercept runoff and filter sediment and phosphorus from water before it reaches the lake.
	DO plant deep-rooted, woody vegetation along lake shores, streambeds, and road ditches.	Plant roots stabilize shoreline, prevent erosion and take up nutrients carried by water before they reach the lake.
	DO preserve natural topography and natural drainage systems.	Natural drainage systems evolve over years and effectively control sediment and phosphorus.
	DO use fertilizer sparingly and in multiple applications. Hay is preferable.	Solid, inorganic fertilizers are readily dissolved by water and transported in runoff.
2. Shore frontage	DON'T use herbicides and pesticides in excess on your garden and lawn. Avoid their use if possible.	Many of these products are toxic and can get into the water.
	DON'T put leaves, branches or any kind of organic matter into the lake.	Plant debris, phosphorus and other nutrients directly into the lake.
	DO stabilize eroding areas near the shoreline (NH DES permit may be required).	Erosion contributes nutrients and sediments to the water body, that increase turbidity and reduce the amount of light that penetrates the water column, reducing the amount of oxygen that penetrates the water column and quality.
	DO minimize shoreline alteration and limit shoreline development (NH DES permit may be required per RSA 405-B)	Natural, undisturbed shorelines are generally more resistant to natural problems and stabilize the shoreline, decrease erosion and repair fish and wildlife habitat.



Septic Sense Workshop

Date: 7/16/2012
Time: 6:30pm-8:00pm
Meredith Community Center, Room A
Meredith, NH



A septic system is a critical component of your home. PROTECT IT! MAINTAIN IT!

- Attendees will learn—
- How Septic Systems work
 - Types of systems – how they work and their limitations
 - The Do's and Don'ts
 - Proper Maintenance
 - Signs of a failing system and what to do if it is in failure – legalities, costs, etc.
 - Alternative solutions for difficult sites
 - Why should we care? Water Quality and Health Impacts
 - Opportunity for questions will be provided.

No cost for workshop, however Pre-registration is required. 581-6632 or 677-4228 Please respond by 7/12/12

LAKE WINNIPESAUKEE WATERSHED ASSOCIATION

Phone: 603-953-6632
Email: info@waukewan.org





Lakes Region Energy Fair

Saturday, October 18, 2014 • 9:30AM-2:00PM
Inter-Lakes High School, 1 Laker Lane Meredith, NH



FREE

Open to the Public
Great Door Prizes



Workshops starting at 10:00AM on how to save energy and cut energy costs. Come see LOCAL vendors, LOCAL presenters and LOCAL examples of energy projects.

Fifteen informational sessions on topics including heat pumps, solar energy, weatherization, financing and much more. For more information call 677-4228 or alabrecque@meredithnh.org
<http://meredithnh.org/Joomla/index.php/meredith-energy-committee>

Lakes Region Energy Fair 



ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT PROGRAM

Certificate of Final Completion



MEREDITH, NEW HAMPSHIRE NHSAVES 2017 Button Up FREE Home Energy Workshop

NHSAVES Button Up Workshop is a 1.5 hour presentation about how to improve the energy efficiency of your home. It covers basic building science principles as well as examples of whole house weatherization measures that will button up your home for the heating and cooling seasons. It also covers details about the energy efficiency programs offered by NH utilities to provide energy audits and weatherization, rebates on electric and gas appliances as well as new construction. NH residents wishing to use energy more efficiently, conserve energy and save money on their electricity and heating bills, will find the information very useful. Each workshop is free and presented by a knowledgeable BPI Certified Building Analyst. A utility representative will be available following each presentation to answer further questions about their programs. For more information visit NHSaves.com/Events



WHERE:
Meredith Community Center
1 Circle Drive
Meredith, New Hampshire



WHEN:
Wednesday December 6, 2017
Doors open at 6:00 P.M.
Presentation starts at 6:30 P.M.
Light refreshments will be served

PRESENTER:
Andy Duncan, Energy Training Manager, LRCC
M.S. & Ph.D., Resource Policy and Behavior, University of Michigan, Building Analyst, Envelope Professional, Air Leakage Control Installer, and Building Science Principles certifications from Building Performance Institute (BPI)

ATTENDEES SEEKING MORE INFO:
Contact: Angela LaBrecque
alabrecque@meredithnh.org
603-677-4228

SPONSORED BY:
NHSaves www.nhsaves.com

LOCAL PARTNER:
Center Harbor Energy Committee
Meredith Energy Committee
Meredith Public Library
Middleton Building Supply

FOR MORE INFORMATION:
Visit www.nhsaves.com/events for dates and locations of all Button Ups.
Workshops are organized by Plymouth Area Renewable Energy Initiative, (PAREI)
Questions or inquiries call 603-536-5030



Civic Pride and Economic Development

Economic Development in rural towns is not easy given the limited resources.

- Revisit zoning ordinance and site plan regulation requirements to provide more opportunity for businesses.
- Some Meredith's best successes are from private and public partnerships.
- Support community volunteers. The Greater Meredith Program, a business community non-profit, does a lot to promote economic development.
- Different groups coming together to achieve a common goal can have multiple benefits and lead to economic development in a community.
- Volunteerism and small successes build relationships and civic pride that make people want to invest their community. Municipal committees, civic groups, local organizations, and churches all help to create this community feel that attracts people and businesses.



Questions?