



**NH OFFICE OF PLANNING AND DEVELOPMENT (OPD)
SPRING 2025 PLANNING & ZONING CONFERENCE
SATURDAY, MAY 10, 2025**

ONLINE CONFERENCE DETAILED AGENDA

(ALL SESSIONS WILL BE RECORDED AND AVAILABLE ON [OPD'S YOUTUBE PAGE](#) FOLLOWING THE CONFERENCE)

HISTORIC PRESERVATION AND HOUSING TRACK

8:45 – 9:00 AM

WELCOME AND INTRODUCTORY REMARKS

Noah Hodgetts, Principal Planner, NH Office of Planning & Development

9:00 – 10:15 AM

NEW MEETS OLD: ADDITIONS TO HISTORIC BUILDINGS & INFILL DEVELOPMENT

*Andrew Cushing, Community Preservation Services Manager,
NH Preservation Alliance*

*Brandee Loughlin, Preservation Planning & Development Coordinator, NH Division
of Historical Resources*

*Jared A. Guilmett, AIA NCARB, Associate Partner + Principal Architect, Misiaszek
Turpin Architects*

New construction in historic neighborhoods and additions to historic buildings can be designed and executed sympathetically and to great success. Infill development can keep villages vibrant and strengthen tax bases; new additions help our historic buildings stay accessible, relevant, and useful. The opposite is also true — poor design and construction can have long lasting consequences. This session will discuss and illustrate how to apply the Secretary of the Interior's Standards for Rehabilitation to additions and new construction.

10:15 – 10:30 AM

BREAK

**10:30 – 11:45 AM****WILL THIS BUILDING MAKE MONEY?***Ivy Vann, Planning Consultant, Ivy Vann Town Planning and Design**Mark Fougere, Principal, Fougere Planning & Development, Inc.**Judi Barrett, Founding & Managing Director, Barrett Planning Group LLC**Robert Tourigny, Executive Director, Neighborworks Southern New Hampshire*

Will this Building Make Money? (If not, it probably won't be built!) ~ This session will explain how a building makes money. Often, communities create well-intentioned code that is financially unsupportable and then we wonder why no developer is building what we want. This session focuses on what it costs to develop, build, and manage multifamily and other types of housing. When communities ask the developer to provide affordable housing, other public benefits, and impact mitigation, they often have no idea what it costs to accommodate these requests. The misunderstandings that ensue during the development process can lead to needless frustration on all sides, losing an opportunity to meet housing needs, or litigation. In addition to land use regulatory barriers, it is also true that current construction costs, land costs, and labor shortages contribute to the challenges of meeting local and regional housing needs. This session is timely and necessary so that planners can understand the dollar impact of the developer contributions requested or insisted upon by public bodies.

11:45 AM – 12:45 PM**LUNCH BREAK****12:45 – 2:00 PM****NEW TOOLS FOR EVALUATING FISCAL IMPACT OF HOUSING IN NEW HAMPSHIRE***George Reagan, Director, Community Engagement, NH Housing**Ethan Conner-Ross, Executive Vice President & Principal, Econsult Solutions Inc.**Stephen Madsen, Director, Econsult Solutions Inc.*

A common refrain when a new housing development is proposed in a community is that the increase in demand for municipal services and schooling from the new housing development will outweigh the increases in property tax revenue and broadening of the tax base from the development. This session will highlight the results of New Hampshire Housing's recently published *From Homes to Classrooms: The Relationship Between Housing Development and School Enrollment in New Hampshire* study and showcase BEA's new *Fiscal Analysis of Housing* tool. Collectively these new studies and tools show that how much a housing development will be revenue positive or negative for a community is dependent on the housing type, location, and the number of new students generated by the housing type, which is one part of helping a community understand its long-term fiscal resilience.



2:00 – 2:15 PM

BREAK

2:15 - 3:30 PM

BALANCING HOUSING AND FARMLAND CONSERVATION IN NEW HAMPSHIRE

Noah Hodgetts, Principal Planner, NH Office of Planning and Development

Ellie Brown, President, Kawasiwajo Community Land Trust Board

Jamie Pottern, Senior New England Program Manager, American Farmland Trust

It's no secret— New Hampshire is facing a serious housing shortage and loss of agricultural land. The good news: creative solutions that address both problems exist and are ripe for exploration. Noah will present about different planning and zoning tools which can be used to provide the housing we all need and leave agricultural lands available to produce food for current and future generations. Jamie will highlight data and tools including American Farmland Trust's *Farms Under Threat 2040: Choosing an Abundant Future* which show how different land use policies (sprawl vs. compact development) can lead to differing outcomes for farmland preservation. Ellie will discuss the history and role of Community Land Trusts (CLT) in engaging with issues relating to land use, housing, and common space. She will also present about the Kawasiwajo Community Land Trust's work to meet community housing needs and protect agricultural lands in Warner and the greater Kearsarge region. Attendees will have ample time to ask questions.