



Growth Management

Public Information Session

October 5, 2017

Londonderry Planning & Economic Development

Agenda

- Growth in Londonderry & Regional Trends
- Growth Management Tools & Strategies
- Statutory and Legal Limitations
- Continue the discussion....

Public Worksession
Saturday, October 21
8am-10am

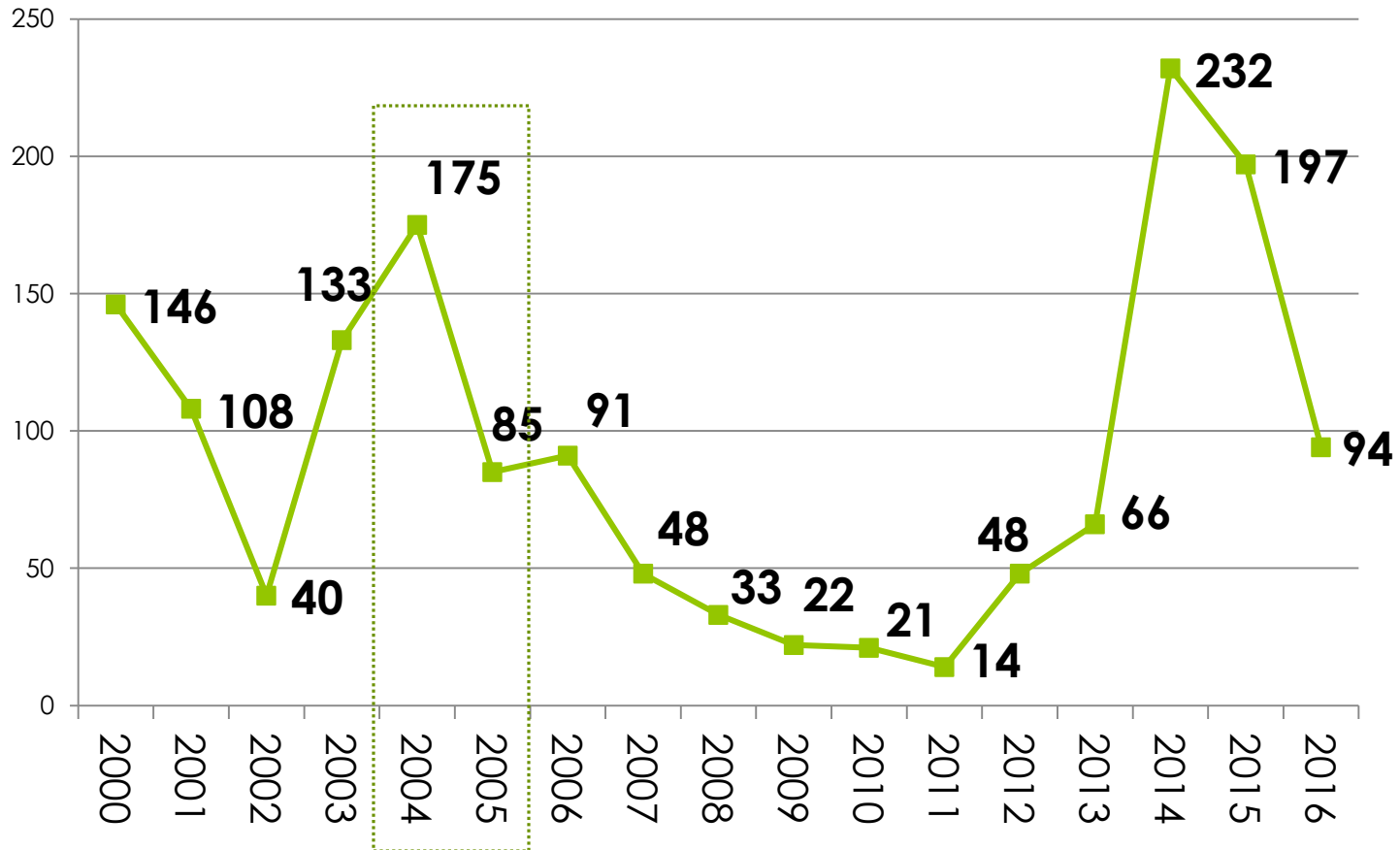
Recent Growth in Londonderry

- 6 year average growth rate: 1.13%
- Year over Year growth rate:
 - (2014-2015) 0.79%
 - (2015-2016) 2.74%
 - (2016-2017) 2.27%

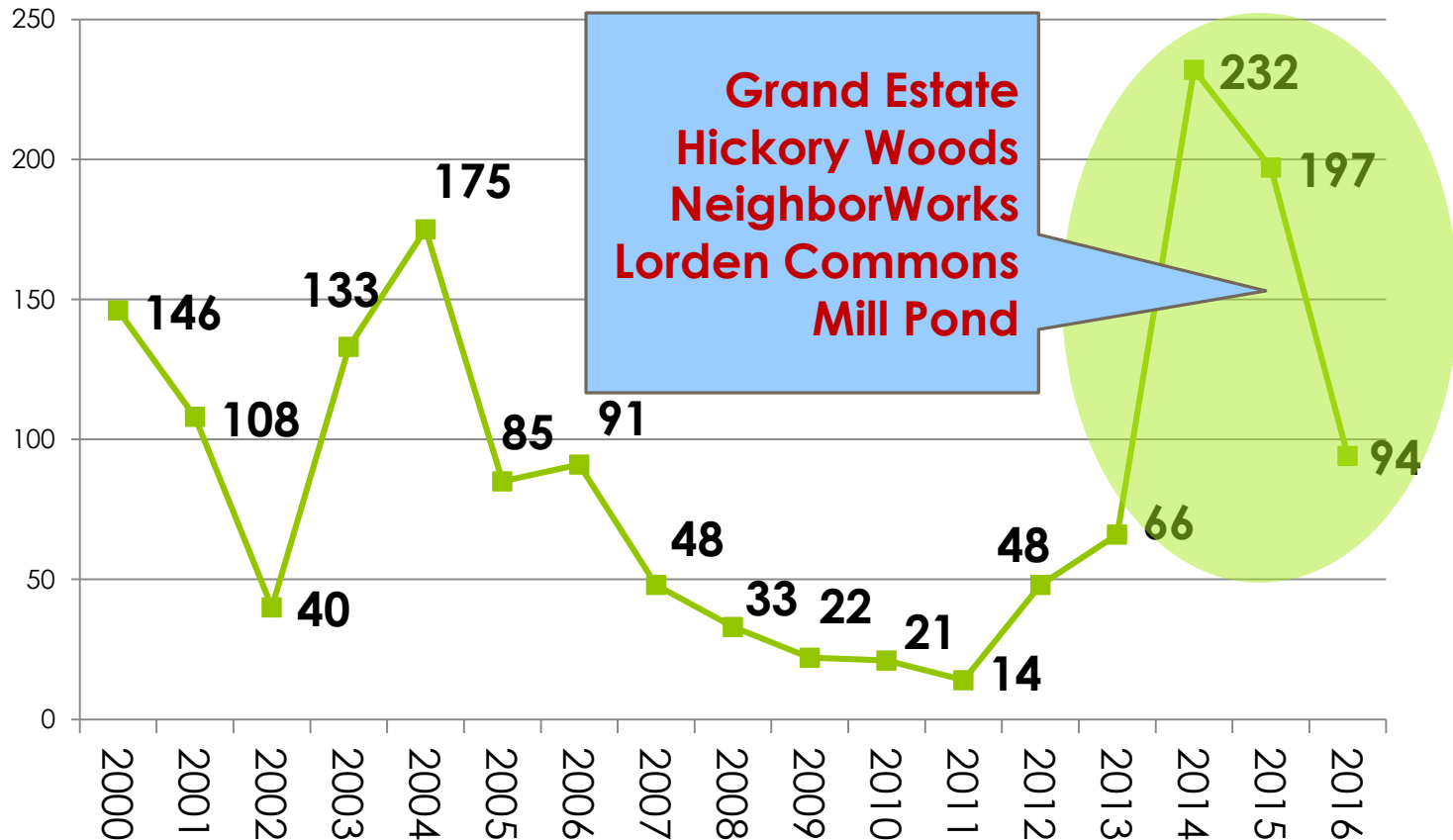
Based on recent growth, Planning Staff estimates 1.5-1.7% annual growth rate for foreseeable future.

- 2014 Population: 24,247
- Possible increase to 27,000 in 2020 (~2,700 new residents)

Historic Activity Levels



Historic Activity Levels



Contributing Projects

<u>Complex</u>	<u>Year</u>	<u>Units</u>	<u>Type</u>
Mill Pond	1999	105	Single Family
Trail Haven Estates	2004	28	Age Restricted - Multi-Family
Lorden Commons	2011	51	Single Family
Hickory Woods	2013	98	Age Restricted - Single Family
Townhomes at Whittemore Place	2014	78+	Multi-Family (Workforce)
Grand Estate	2014	110	Age Restricted - Multi-Family
Wallace Farms	2014	240+	Multi-Family (Workforce/Market Rate)
School House Square	2015	27	Single Family
Residences at MacGregor Cut	2017	288+	Multi-Family (Workforce/Market Rate)
Woodmont Commons (Phase 1)*	2017	286	Multi-Family
Elwood Farm	-	19	Single Family
Lorden Commons (Phase 3/4)	-	83	Single Family
Sanborn Crossing	-	102	Age Restricted - Multi-Family
Cross Farm	-	200	Age Restricted - Single Family

* Per the Woodmont Commons Development Agreement, this project is exempt from future GMO efforts

Housing Units in Londonderry

- 2010 - 8,677 housing units
- 2015 - 8,870 housing units
- 2017 – estimated 9,393 housing units

Regional Trends & Concerns

- Steady population growth projected across Southern NH
- Other towns experiencing similar recent increase in single-family and multi-family residential construction
- Housing affordability and availability continue to be a concern state wide

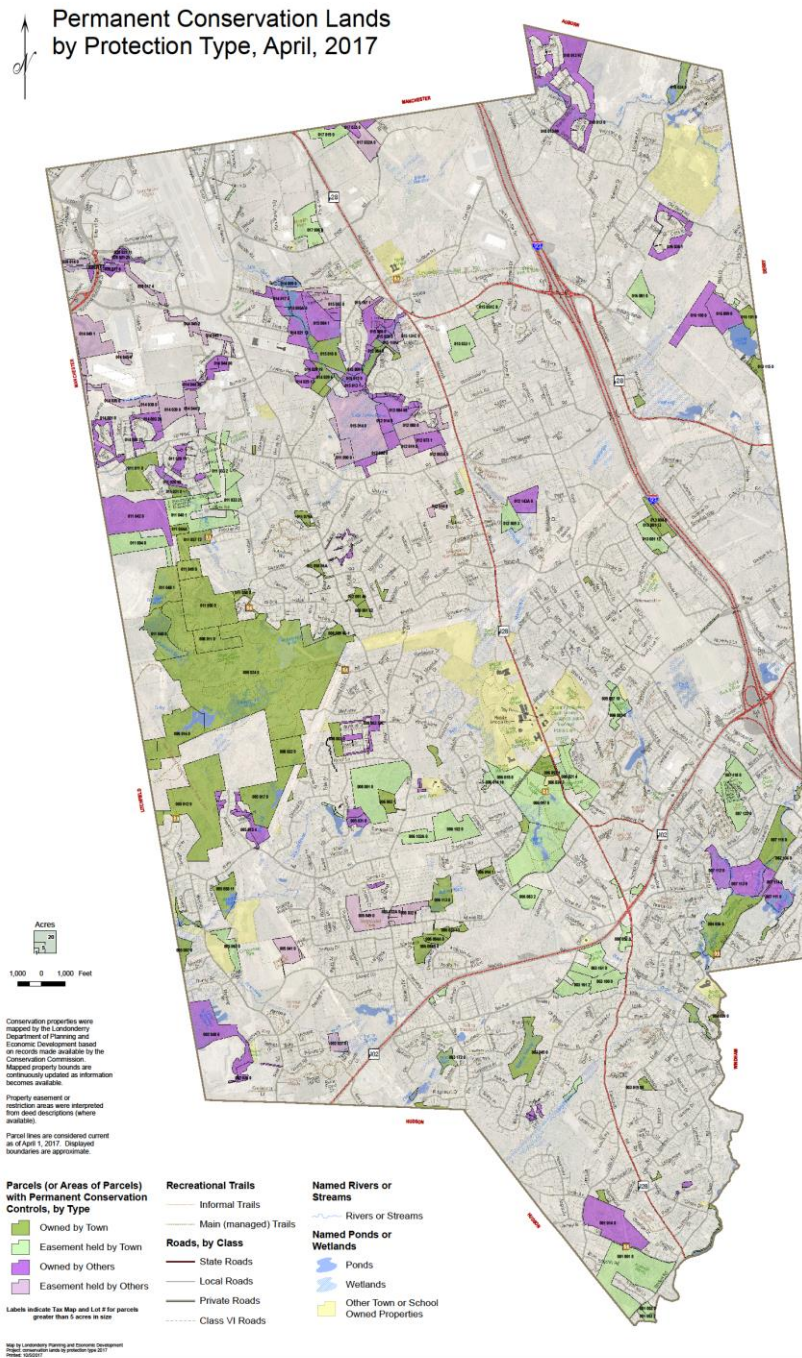
Tools for Guiding Development

- Master Plan
- Capital Improvement Plan
- Land acquisition and easement purchases
- Public Infrastructure including water and sewer
- Town staff technical assistance and advocacy

Land Acquisition and Conservation

- 2010 Open Space Taskforce
 - Final Report adopted in 2011
 - Prioritization of parcels for acquisition, dependent upon property owner cooperation and availability of funding
- Ongoing municipal efforts for open space acquisition, may require additional financial support by voters

Permanent Conservation Lands by Protection Type, April, 2017

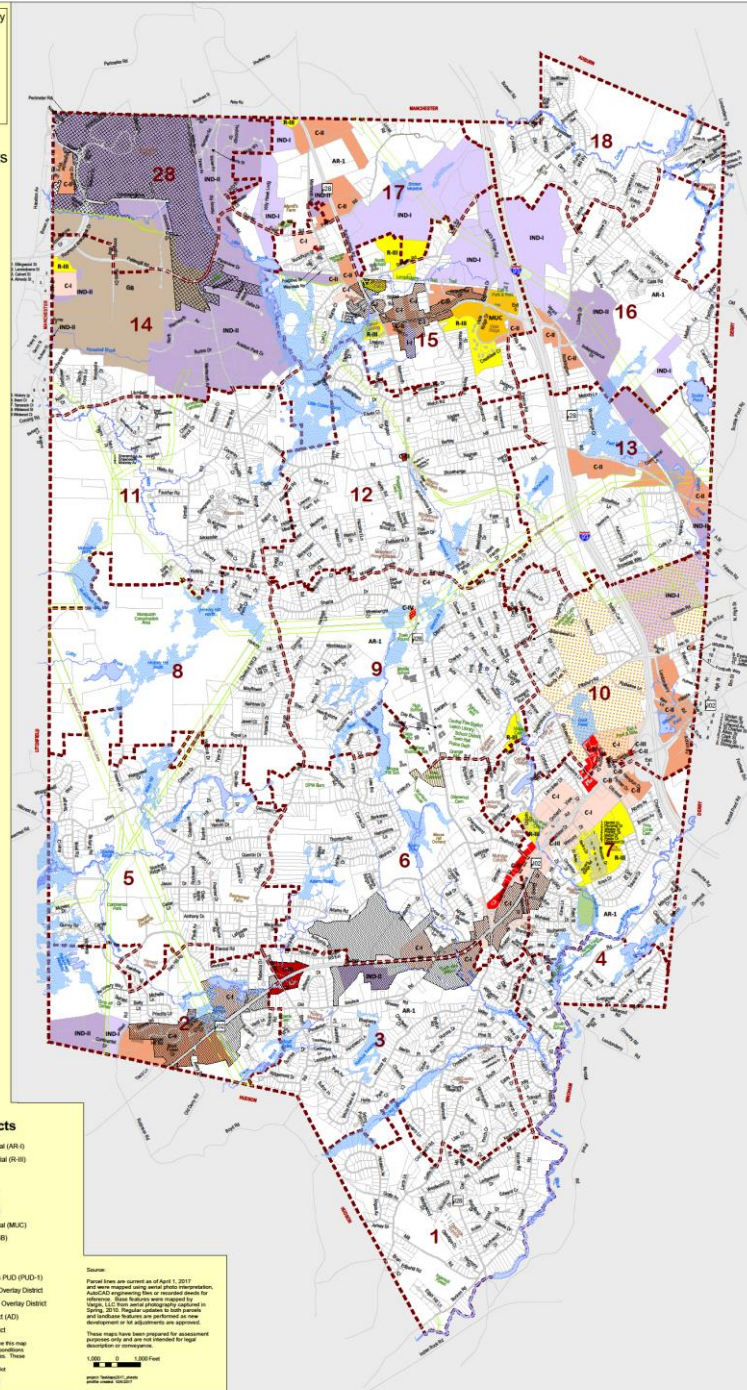


Checks and Balances

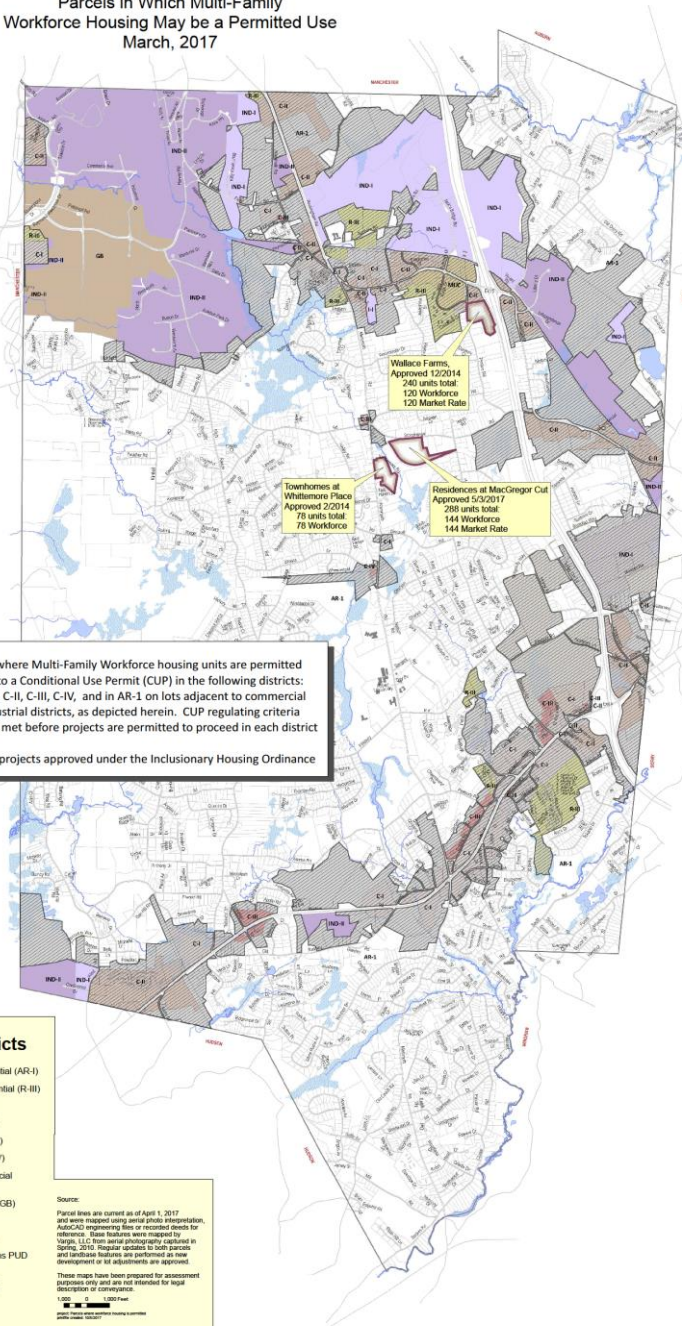
- Zoning Ordinance
- Land Use Regulations
- Building Code requirements
- Flood zones, Wetland Overlay
- Residential Phasing Ordinance
- Financial
 - Off-site Improvements
 - Access Fees to water and Sewer
- Growth Management Ordinance (GMO)
 - Interim GMO if needed



Index and Zoning Districts



Parcels in Which Multi-Family Workforce Housing May be a Permitted Use March, 2017



Parcels where Multi-Family Workforce housing units are permitted subject to a Conditional Use Permit (CUP) in the following districts: R-III, C-I, C-II, C-III, C-IV, and in AR-1 on lots adjacent to commercial and industrial districts, as depicted herein. CUP regulating criteria must be met before projects are permitted to proceed in each district

Existing projects approved under the Inclusionary Housing Ordinance

Zoning Districts

- Agricultural-Residential (AR-I)
- Multi-Family Residential (R-III)
- Commercial I (C-I)
- Commercial II (C-II)
- Commercial III (C-III)
- Commercial IV (C-IV)
- Mixed Use Commercial (MUC)
- Gateway Business (GB)
- Industrial I (IND-I)
- Industrial II (IND-II)
- Woodmont Commons PUD (PUD-I)

Overlay Districts not depicted on this map are depicted only for specific conditions through text zoning or other means. These include:

- Conservation Overlay (CO) District
- Design Overlay
- Request Approval Height Overlay

Source:
Parcel lines are current as of April 1, 2017 and were prepared using aerial photography, AutoCAD engineering files or recorded deeds for reference. Color features were prepared by Vargis, LLC from aerial photography captured in Spring, 2016. Regular updates to both parcels and land use features are performed as new development or lot adjustments are approved.

These maps have been prepared for assessment purposes only and are not intended for legal description or conveyance.

Scale:
1" = 100' (approx.)

Map Date: 03/2017
Map By: Vargis, LLC
Map For: Town of Londonderry

Innovative Land Use Controls

- Phased Development – Zoning Ordinance Section 1.3 (RSA 674:21.IV.C)
 - When the timing or phasing of development is necessary to allow municipalities to work with developers to ensure that growth occurs at a reasonable rate and that community services can adequately provide for the needs of new residents, phased development must be contained within a zoning ordinance enacted under RSA 674:22

GENERAL NOTES:

1. BUILDING NUMBERS (1 THROUGH 10) SHOWN ON THESE ARE FOR THE PLAN REFERENCE ONLY. BUILDINGS SHALL IDENTIFIED IN THE FIELD WITH THEIR SHELL ADDRESSSES CLEARLY SIGNED ON WALLS TO BE MOST EFFICIENTLY IDENTIFIED FROM STREET AND PARKING LOTS.

DIRECTIONAL ADDRESS SIGNAGE SHALL ALSO BE PROVIDED THE STREET DRIVEWAY ENTRANCES AS COORDINATED WITH FIRE DEPARTMENT.

2. DRIVEWAY ENTRANCES AT PARKING LOTS FOR BUILDINGS 3-6-7-8 AND BUILDING 9-10 ARE DESIGNED TO BE USED TEMPORARY CUL-DE-SACS AS CONSTRUCTION PHASING ADVANCES.

IF REQUIRED BY THE FIRE DEPARTMENT DURING CONSTRUCTION, THE CENTER CIRCULAR ISLAND MAY NEED BE TEMPORARILY PAVED COMPLETELY (2% CENTER CROWN AND STRIPED TO PROVIDE FULL WIDTH ACCESS. UPON COMPLETION OF FORWARD PHASES, THE TEMPORARY PAVEMENT WOULD BE REPLACED WITH LANDSCAPED CURBED ISLAND.

ROAD WORK BEYOND THE TEMPORARY CUL-DE-SACS WOULD BE COORDINATED WITH THE ENGINEERING DEPARTMENT FOR EFFICIENT TRANSITIONS INCLUDING UTILITY STUDIES AND COORDINATION OF DRAINAGE, ROAD BASE, AND EXACT PAVEMENT LIMITS.

3. MANAGEMENT, SALES, AND CONSTRUCTION OFFICES WILL ALLOWED ON THE SITE VIA TEMPORARY FACILITIES, IF/AS NEEDED TO SUPPORT PROJECT.

4. FOUNDATION AND RELATED UTILITIES WORK FOR BUILDING CAN BE ISSUED AND COMPLETED DURING PHASE 1. SITE NO WORK ON BUILDING 5 BEYOND BACKFILL AND SYSTEM STABILIZATION WILL BE ALLOWED TO PROGRESS PRIOR TO COMMENCEMENT OF SITE PHASE 2.

5. FOUNDATION AND RELATED UTILITIES WORK FOR BUILDING CAN BE ISSUED AND COMPLETED DURING PHASE 2. SITE NO WORK ON BUILDING 7 BEYOND BACKFILL AND SYSTEM STABILIZATION WILL BE ALLOWED TO PROGRESS PRIOR TO COMMENCEMENT OF SITE PHASE 3.

ROADWAY STA. 18+00 TO PERKINS ROAD TO BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY OF ANY NEW SITE DEVELOPMENT ON THE PARCEL AREAS RESERVED FOR FUTURE ELEGANT HOUSING.

ROADWAY STA. 14+10 TO STA. 18+00 AND SITE WORK ASSOCIATED WITH BUILDINGS 9 & 10 SHALL BE CONSTRUCTED AS ONE PHASE. EXACT LIMITS OF WORK ON ROADWAY, INCLUDING UTILITIES, SHALL BE COORDINATED WITH ENGINEERING DEPT. REFER TO GENERAL NOTE 2 THIS SHEET.

MINIMUM REQUIRED COMPLETION OF THIS PORTION OF WATERMAIN EXTENSION SHALL BE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OF ANY UNITS IN BUILDING 9 OR BUILDING 10.

PARCEL RESERVED FOR FUTURE ELEGANT HOUSING

CLUBHOUSE, POOL, RELATED PARKING, AND COURTS CAN BE OPTIONALLY PREPARED TO SUBGRADE WITH UTILITY SERVICE STUDS, AND CONSTRUCTED AT ANY PHASE. ALL OF THESE ITEMS SHALL BE OPERATIONAL, WITH OCCUPANCY PERMITS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY UNITS IN BUILDING 10.

MANAGEMENT OFFICE
STREET ADDRESS
2 BRIDLE PATH

PHASE 1
WATER
BUT FIRST & 20' TRENCHES
STREET ADDRESS
14 PERKINS RD

PHASE 2
1-24 UNITS
STREET ADDRESS
4 BRIDLE PATH

WAIVERS OF SUBDIVISION REGS 4.01C (MAX SCALE OF 40) FOR THIS SHEET

ALL WORK FROM ROADWAY STA 0+00 TO STA 14+10 (INCLUDING ACCESS, UTILITIES TO STA 14+10) SEWER TO STA 12+00 AND DRAINAGE TO 11+70 SHALL BE PROVIDED IN PHASE 1.

DWELLING UNIT PHASING RESTRICTIONS

(PER 10-17-2012 ZBA DECISION)

THE NUMBER OF CERTIFICATES OF OCCUPANCY ISSUED IN ANY ONE GIVEN YEAR SHALL NOT EXCEED 90 UNITS, AND SHALL NOT EXCEED 72 UNITS PER YEAR FOR THE TWO REMAINING YEARS.

NOTE THAT THE RESTRICTION DOES NOT JURISDICTION LOCATION OR QUANTITIES BY CONSTRUCTION PHASE OR BUILDING.

PHASING PLAN

Wallace Farm

A WORKFORCE HOUSING PROJECT IN ACCORDANCE WITH RSA 674:55-61 AND LONDONBERRY INCLUSIVE HOUSING ORDINANCE 2.3.6.

TAX MAP 16, LOTS 1 & 3 - 48 & 62 PERKINS ROAD, LONDONBERRY, NH

APPLICANTS:
WALLACE FARM LLC
141 MAIN STREET, NASHUA, NEW HAMPSHIRE 03080
OWNERS OF RECORD:
WALLACE FARM LLC & PERKINS FARM LLC
141 MAIN STREET, NASHUA, NEW HAMPSHIRE 03080

SCALE: 1"=100'

DATE: JAN. 22, 2017



The Dubay Group, Inc.
44 Perry Road - WILMINGTON, NH 03091
603-558-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:
Checked By:
Project:
File:
SHEET: 1

NO.	DATE	DESCRIPTION	BY
10	11/17/2016	PHASING FOR BUILDING 7 & 8 REVISED	JHD
9	11/17/2015	ISSUED FOR CONSTRUCTION	WA
6	11/3/2014	MISC REVS PER REVIEW COMMENTS	DCM
5	9/30/2014	MISC REVS PER REVIEW COMMENTS	WA
4	9/26/2014	MISC REVS PER REVIEW COMMENTS	PFC
3	5/27/2014	ADD BUILDING #9 TO BUILDING #10 RESTRICTIONS	AKV
NO.	DATE	DESCRIPTION	BY



Innovative Land Use Controls

- Cluster/Conservation Subdivision- Zoning Ordinance Section 3.3
 - Permits flexibility in design in order to promote environmentally sensitive and efficient uses of land
 - Base density calculations are still based on soil types and lot yield of total development area

Growth Management Ordinance

- RSA 674:22 Growth Management; Timing of Development. –
 - I. To regulate and control the timing of development.....
 - II.demonstrated need to regulate the timing of development, based on the municipality's lack of capacity to accommodate anticipated growth.....
 - III.shall include a termination date and shall restrict projected normal growth no more than is necessary

Growth Management Ordinance

- There is currently no growth management ordinance in place in the Town of Londonderry.
 - Previous Growth Management Ordinance sunset on January 1, 2015
 - Capacity analysis in 2014 indicated that the Town has the capacity to manage its budgetary needs in the near term and should not need to further extend the Growth Management Ordinance in the near future.
- First step to implementing a Growth Management Ordinance is demonstration of need by a study, based on evidence, that considers the municipality's projected growth and the need for additional municipal services to accommodate such growth.

Interim Growth Management Ordinance

- RSA 674:23 Temporary Moratoria and Limitations on Building Permits and the Approval of Subdivisions and Site Plans. –
 - ... Upon recommendation by the Planning Board, adopted by local legislative body...
 - ...unusual circumstances that affect the ability of the municipality to provide adequate services.....
 - ...recommend a course of action to alleviate the circumstances... term of no more than one year

Limits to *Municipal* Regulatory Power

- Statutory requirements
 - Workforce Housing
 - Accessory Dwelling Units
- Inverse Condemnation and Regulatory Takings
 - NH Supreme Court standard
- Takings and Exactions
 - US Supreme Court standard

For Further Discussion...

- Policy Recommendations vs Regulatory Changes
- Open Space acquisition
- Zoning Ordinance
- Growth Management Ordinance
- Temporary Growth Moratoria

Questions and Discussion