

SRPC REGIONAL PLAN SUBCOMMITTEE MEETING

Friday, July 17, 2026, 10:30 a.m. - 11:30 a.m.

Hybrid Meeting (Conference Rm 1A, SRPC Office & via Teams)

In accordance with RSA 91:A, the Commission requires a minimum of an in-person quorum. To organize this, the Commission staff will confirm the necessary in-person attendance. It is the preference of the Commission that others participate via Teams, however, guests may attend the meeting at the SRPC Office. All participants, both in-person and virtual, can communicate contemporaneously. View the remote access information below.

Meeting URL: <https://teams.microsoft.com/meet/296555689364017?p=V5YyTPqoqDr1bDA1o3>

Meeting ID: 296 555 689 364 017

Passcode: BU3Tw2t2

These instructions have also been provided at www.traffordrpcnh.gov. If anybody is unable to access the meeting, please email mtaylorfetter@StraffordRPCnh.gov or call 603-994-3500.

Agenda Item	Time	Notes
1) Welcome and Introductions	10:30-10:35am	
2) Review of May Minutes	10:35-10:40am	Review draft minutes
3) MTP progress update and feedback	10:40-11:00am	See memo
4) Land Use and Environment vision	11:00-11:15am	See memo
5) Land Use and Environment regional overview	11:15am-11:25am	See memo
6) Citizen's Forum	11:25-11:30am	
7) Adjourn	11:30am	

Reasonable accommodations for people with disabilities are available upon request. Include a detailed description of the accommodation you will need along with your contact info. Please make your request as early as possible; allowing at least 5 days advance notice. Last minute requests will be accepted but may be impossible to fill. Please call (603) 994-3500 or email info@traffordRPCnh.gov.

STRAFFORD REGIONAL PLANNING COMMISSION

150 Wakefield Street, Suite 12, Rochester, NH 03867

Barrington | Brookfield | Dover | Durham | Farmington | Lee | Madbury | Middleton | Milton | New Durham
Newmarket | Northwood | Nottingham | Rochester | Rollinsford | Somersworth | Strafford | Wakefield



RULES OF PROCEDURE

Strafford Regional Planning Commission
Strafford Metropolitan Planning Organization
Strafford Economic Development District

Meeting Etiquette

Be present at the scheduled start of the meeting.

Be respectful of the views of others.

Ensure that only one person talks at a time. Raising your hand to be recognized by the chair or facilitator is good practice.

Do not interrupt others or start talking before someone finishes.

Do not engage in cross talk.

Avoid individual discussions in small groups during the meeting. When one person speaks, others should listen.

Active participation is encouraged from all members.

When speaking, participants should adhere to topics of discussion directly related to agenda items.

When speaking, individuals should be brief and concise when speaking.

The Strafford Regional Planning Commission & Metropolitan Planning Organization holds both public meetings and public hearings.

For public meetings, guests are welcome to observe, but should follow proper meeting etiquette allowing the meeting to proceed uninterrupted. Members of the public who wish to be involved and heard should use venues such as Citizen Forum, Public Hearings, Public Comment Periods, outreach events, seminars, workshops, listening sessions, etc.



SRPC Regional Comprehensive Plan Subcommittee

Meeting 8

Friday, May 15, 2026 | Conference Room 1A

Mr. Polizzotti called the meeting to order at 10:49am.

Members Present

Katrin Kasper, Lee
Mark Richardson, Somersworth
Sarah Wrightsman, Newmarket
Don Manter, Northwood
Steve Brown, Dover
Paul Rasmussen, Durham

Staff Present

Mark Davie, Senior Planner
Angelina Palazzolo, Intern
Kyle Pimental, Assistant Director
Mike Polizzotti, Senior Economic Development Planner
Lisa Wise, Senior Planner

Review of April Minutes

Ms. Wrightsman motioned to approve the April meeting minutes as presented. Mr. Manter seconded. All present members voted to approve the April Meeting Minutes, except for Mr. Rasmussen who abstained.

Land Use & Environment Discussion

Ms. Palazzolo explained the goal setting activity.

Mr. Manter inquired as to what is defined as "sprawl." Ms. Palazzolo explained that it's open to interpretation for the purpose of the activity. Discussion ensued surrounding minimum lot sizes. Ms. Kasper relayed Lee's regulations. Mr. Rasmussen relayed zoning and site plan regulation discussions occurring in Durham. Mr. Brown discussed household size as it pertains to housing costs. Discussion ensued about intergenerational housing arrangements and senior housing needs.

Ms. Palazzolo suggested changing topics to discussion of resilient infrastructure. Members asked that waste management be a topic of discussion. Mr. Richardson talked about drinking water needs and the Salmon Falls River. Mr. Brown discussed a lack of state funding for municipalities to address infrastructure. Mr. Rasmussen relayed saltwater intrusion and extension of water lines as examples of equity issues. Durham in particular has the potential to rival Dover in water district size. Mr. Pimental recalled water main issues in Dover. Mr. Brown inquired about water

and sewer GIS information. Mr. Davie responded that the New Hampshire Zoning Atlas team is implementing this and SRPC eventually will have this information available as well. Mr. Pimental added that this would be hard to acquire at the parcel level. Ms. Wrightsman and Ms. Kasper discussed dog waste.

Ms. Palazzolo suggested changing topics to conservation and recreation. Mr. Rasmussen stated that these topics should be separate. Ms. Palazzolo and others discussed how recreation can create or encourage conservation. Mr. Rasmussen reiterated that the presence of humans undermines the purpose of a wildlife corridor. Mr. Brown asked for framing of "heat" as a type of pollution. Mr. Rasmussen responded that the use and encouragement of brick as a building material in some land use regulations may be counterintuitive. Members discussed data centers. Mr. Manter suggested that conservation themes in development are framed as a rural discussion.

Mr. Manter discussed a desire for greater inclusion of young adults in local boards and committees. Ms. Kasper suggested that defined "terms" might be a deterrent. Mr. Rasmussen stated that boards and committees are an open-facing engagement that can be subject to much negativity which makes these volunteer roles unattractive. Mr. Richardson suggested that the learning curve is quite high for many boards. Mr. Manter stated that stronger civic education is needed. Members discussed how volunteering is not socioeconomically available to many parents for them to model it for their children. Women reentering the workforce in the second half of the twentieth century depressed wages. The group discussed volunteerism from young people as stemming from being in adjacent careers. Some members stated they don't recall learning local government in a civics class in primary or secondary education. Ms. Kasper suggested high school volunteer hour requirements could be structured to incentivize being on a board. Ms. Palazzolo relayed her own curriculum from a recent civics class at UNH. Ms. Kasper suggested ways to "gamify" getting experiences on local boards and committees.

Mr. Brown recognized the time.

Ms. Wrightsman motioned adjournment; Mr. Brown seconded. All in favor.

DATE: July 10, 2026

TO: SRPC Regional Plan Subcommittee

FROM: Mark Davie, Senior Planner
Colin Lentz, Principal Transportation Planner
Kyle Pimental, Assistant Director
Michael Polizzotti, Senior Economic Development Planner
Lisa Wise, Regional Planner

RE: July 17, 2026 Regional Plan Subcommittee Meeting

MTP Progress Update and Feedback

Staff are nearing completion of the draft of the Metropolitan Transportation Plan (MTP) which will act as the transportation section of *Forward Thinking*.

Early next week, ahead of the Regional Plan Subcommittee Meeting on July 17, you will receive a copy of the complete draft of the MTP, along with key questions and items flagged for you to consider.

Please review this information once received and prepare any feedback you have for the upcoming Regional Plan Subcommittee Meeting on July 17th.

Land Use and Environment Vision

Staff have developed three potential proposed vision statement for the Land Use and Environment section of *Forward Thinking*. Below, in italics, are the three developed statements. Along with these statements are descriptions of how these statements were developed and the feedback that was gathered throughout the outreach process that support them. **Please review this information and prepare any feedback you have for the upcoming Regional Plan Subcommittee Meeting on July 17th.**

Statement #1:

The Strafford Region will be a place where healthy natural systems and thoughtful growth work together to support a resilient environment, accommodate housing and infrastructure needs, and ensure a high quality of life and vibrant communities. Regional collaboration and environmental stewardship will guide land use decisions that direct growth to appropriate locations while protecting the landscapes, waterways, recreational opportunities, and community identities that define the region for current and future generations.

SRPC Notes:

This vision statement attempts to place the emphasis on the balance between environmental protection and sustainable growth. By using phrases like “*work together to support*” this option seeks to align priorities and avoids placing



importance on one over the other. It is intended to illustrate that they shouldn't be viewed as opposing principles and can co-exist to solve the region's challenges.

Statement #2:

The Strafford Region will be recognized for strategic planning that protects the natural systems, working landscapes, waterways, and community assets that define the region's identity while guiding thoughtful growth where it is most appropriate. Regional land use policies will connect elements of long-term regional viability by promoting food systems, resilient infrastructure, housing, recreation, and public spaces. Through collaboration and environmental stewardship, the region will strengthen its resilience, support sustainable growth, and remain welcoming for current and future generations.

SRPC Notes:

Similar to Option #1, this vision statement attempts to place a slightly stronger emphasis from an environmental perspective and intentionally ties natural systems to the region's identity. It leads with the phrase "*strategic planning that protects natural systems working landscapes, waterways, and community assets...*" with a deliberate tone indicating that "*thoughtful growth*" is more of a secondary priority.

Statement #3:

The Strafford Region will be recognized for guiding growth to downtowns, village centers, gateways, and other appropriate areas with existing infrastructure while preserving the rural landscapes and community identities that define the region. Regional land use planning will encourage compact, mixed-use, and walkable development that expands housing opportunities, supports economic vitality, and strengthens community identities. Through thoughtful planning and environmental stewardship, the region will protect its natural resources and working lands, enhance climate resilience, promote recreational opportunities, and ensure a high quality of life for current and future generations.

SRPC Notes:

Staying consistent with the theme of "balance" showcased in both Option #1 and Option #2, this vision statement attempts to place a slightly stronger emphasis from a development perspective and intentionally leads with "*...guiding growth to downtowns, village center, and other appropriate areas with existing infrastructure...*" with slightly less focus on environmental protection – but still recognizing that "*rural landscapes and community identities...*" define the region.

Land Use and Environment Regional Overview

Staff have started framing out the regional overview subsection of the Land Use and Environment section of *Forward Thinking*. Below is the current framework of this subsection.

Please review this framework and prepare any feedback on additional topics to include in this subsection for the upcoming Regional Plan Subcommittee Meeting on July 17th.

- **Acknowledgments**
 - SRPC Staff
 - Regional Plan Subcommittee
- **Introduction: What is the Land Use & Environmental Chapter?**
 - What is an RPC?
 - Data Disclaimer

- **Regional Overview**
 - Demographics
 - Population Density
 - Age
 - Disability
 - Land use
 - Developed Areas
 - Housing density
 - Vacant housing vs used
 - Owner vs renter
 - Affordability
 - Conservation lands
 - Habitats
 - Recreation sites
 - Water Resources/Watersheds
 - Agricultural land
 - Forestry
 - Land Use Changes and Trends

Needs the most input from the Subcommittee

- **Environmental & Land Use Partners & Initiatives**
- **Forward Thinking Vision, Lenses and Themes**
 - Vision Statement
 - Land Use and Environment Lenses
 - Regional Partnerships and Collaboration
 - Resiliency and Future Readiness
 - Quality of Life and Community Identify
 - Age Friendliness
 - Resilient Infrastructure
 - Land Use and Environmental Themes
 - Balanced Growth and Housing
 - Resilient Infrastructure
 - Conservation & Recreation
 - Community Education and Engagement
- **Implementation Strategies and Actions**