

Review of Master Plans in Abutting Municipalities

Seacoast Reliability Project

April 2016

July 2018 Update

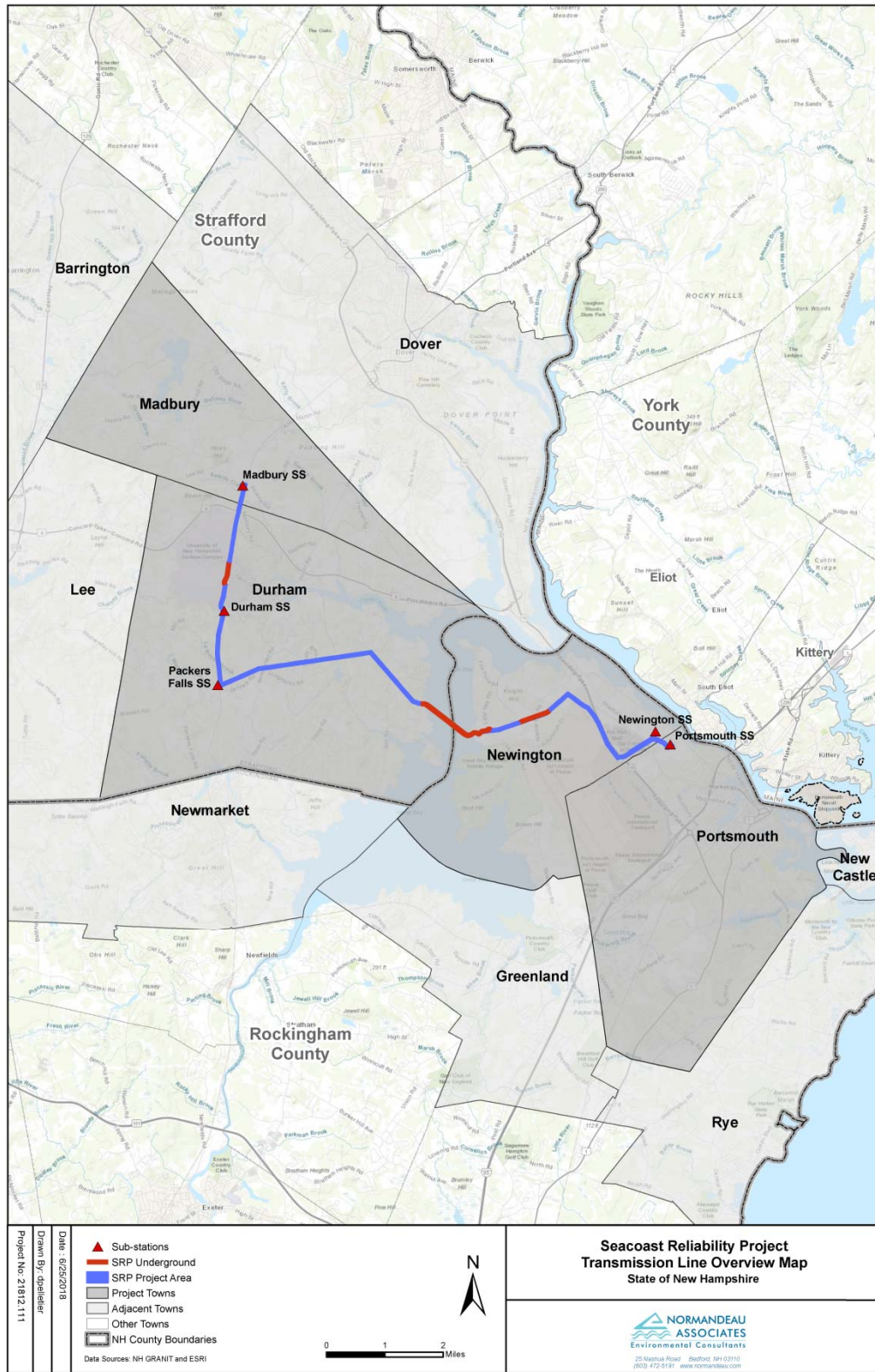
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Communities Abutting Project Municipalities The Seacoast Reliability Project



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Introduction

The New Hampshire Site Evaluation Committee's (NH SEC) Administrative Rules require that an applicant for a Certificate of Site and Facility provide information regarding the effects of the proposed energy facility on the orderly development of the region, including a consideration of "master plans of the affected communities and zoning ordinances of the proposed facility host municipalities and unincorporated places..." See Site 301.09. The NH SEC defines "affected communities" as municipalities and unincorporated places that host the proposed facility as well as municipalities and unincorporated places abutting host communities. See Site 102.07.

To comply with the requirements of Site 301.09, Orderly Development of the Region, the following is a brief summary of master plans that have been reviewed and considered for New Hampshire municipalities that abut host communities. Although not required, the Master Plans in abutting Maine communities were reviewed. The review and consideration of master plans for host municipalities are presented in Appendices 43, 43a and 43b *Review of Land Use and Local and Regional Planning*

Dover

Dover is located north of Newington and northeast of the town of Madbury. The City of Dover's Master Plan (Dover 2023 Building Our Tomorrow) is summarized in an Executive Summary which contains a 2016 update on the implementation status of Master Plan recommendations. Work on the future Dover 2030 plan is ongoing with a Vision Chapter completed in 2012, a Land Use Chapter completed in 2015 and adopted in 2016, a Transportation Chapter adopted in 2016, and 2016 Stewardship of Resources Chapter which was adopted in 2017. A Climate Adaptation Chapter was adopted on February 27, 2018. Work on a Community Facilities/Utilities Chapter is expected in 2018.

The vision statement includes eight characteristics that the community wants to possess in the year 2023. These include safe neighborhoods and an excellent schools system; a vibrant downtown; effective and efficient municipal government and schools; public transportation and walkable community; traffic is managed; good employment base, business friendly, and high quality of life; rural character is preserved and well-designed development is encouraged in and around downtown core and waterfront; and enhanced environmental quality and sustainability. One of the Vision Elements under the Sustainability Theme is 7.5 "Underground utilities in new construction wherever it is feasible." This is examined more fully in the Land

Use Chapter and is one of the land use goals (from the Land Use Chapter) which recommends “underground utilities in new construction wherever it is feasible” (page 3). About 0.9% of Dover’s existing land is occupied by transportation (road, rail, etc.) and utility line (water, sewer, gas, electric and communication) corridors.

The Land Use Chapter includes several energy-related recommendations such as: (1) consider providing incentives for developments that propose energy conservation measures; (2) promote sustainable development through the city’s use of recycled materials, Energy Star-rated products and sustainable building materials; (3) encourage the use of local suppliers to minimize fuel costs and pollution and promote local job creation; (4) encourage federal, state and regional efforts to increase infrastructure capacity for energy supply, including pipelines for natural gas; and (5) development of an alternative energy ordinance to encourage use of alternative sources of energy, such solar power (pages 5-6).

The Community Facilities and Utilities Chapter (2009) includes some objectives and recommendations which relate to energy, including: work cooperatively with private utility companies in the planning and development of facilities to ensure that Dover’s residents are properly serviced; where practical and feasible, encourage the placement of utilities underground that allows for future expansion and long-term capacity; consider LEED certification of municipal buildings; develop a local Energy Action Plan to help reduce dependence on traditional fossil fuels within municipal operations and help decrease electricity and natural gas consumption; and place underground new utility lines that are along roadways.

The Stewardship of Resources Chapter, adopted in 2017, contains an energy section that examines current energy use in Dover, and identifies energy efficiency initiatives and new energy sources. Energy-related recommendations include education and outreach regarding conservation measures; improving data collection and analysis from energy audits; adopting a carbon limit and specific reduction strategies for the city; creating a task force to explore and make recommendations for harnessing tidal power; and promoting opportunities for renewable energy generation in the City.

Barrington

Barrington is located west of the town of Madbury. The Barrington Master Plan was adopted by the Planning Board on March 11, 2004. Chapters in the 2004 Plan include: (1) Vision; (2) Implementation Strategy and Future Land Use Plan; (3) Population and Housing; (4) Land Use; (5) Transportation; and (6) Economic and Fiscal Conditions. The town has been updating its master plan over the past few years, chapter by chapter. In 2016, the town adopted an Existing Land Use chapter, and a Housing and Demographics chapter. In 2017, the town

adopted the Vision and Community Charter. The town is currently working on an Economic Development Chapter.

A total of 12 goals were developed and grouped under the following planning themes: (1) Sense of Community; (2) Natural Resources and Recreation; (3) Agriculture and Energy; (4) Growth and Development; and (5) Transportation. None of these objectives appears to address energy facilities. One of the two Agriculture and Energy goals is to “encourage more sustainable practices and attempt to reduce reliance on fossil fuels”. The stated Benchmarks for Success include: (1) determine feasibility of installing solar panels on certain municipal buildings; (2) adopt new, more efficient energy codes; (3) capitalize on existing resources available in town; and (4) provide education and outreach materials on composting and reliability of energy sources.

Lee

Lee is southwest of Madbury, and west of Durham. The Lee Master Plan-2016 to 2026- was adopted by the Planning Board on August 31, 2016. The town’s vision statement expresses the core values of quality of life, a safe and vibrant community, preservation of rural character, agricultural heritage, and natural resources. The town’s vision is to maintain the balance between development and the core values of Lee, and to embrace the concept of sustainable living through how the town uses energy, manages natural resources, and supports locally grown products. About 2.1% of Lee’s existing land is occupied by transportation, communication, and utilities.

The plan contains a section on Sustainability and Energy Use and discusses the Sustainability and the Energy Committees, including the Energy Committee’s goals to reduce energy usage, total emissions, and annual tax dollars spent in Lee; increase public awareness of energy conservation options; and analyze energy efficiency for municipal buildings.

Newmarket

Newmarket is located south of Durham, and west of Newington. The Newmarket Master Plan was adopted in April 2013. This Plan is based on the 2001 Master Plan and its amendments in 2002, 2009, 2011, 2013, and 2015. A master plan vision process was undertaken in 2015, resulting in a new Vision Chapter that was adopted in November, 2015. In addition, a Future Land Use chapter was adopted in July, 2016. Other chapters in the master plan address: water resources; terrestrial resources; land use; population; housing; economic development; transportation; community facilities; and historic resources. About 2% of Newmarket’s existing

land is occupied by transportation (road, rail, etc.) and utility line (water, sewer, gas, electric and communication) corridors.

The 2016 Future Land Use Chapter identifies potential overlay districts including continuing care, assisted living districts, and the Route 108 Corridor, and sets forth recommendations addressing other issues such as climate change impacts, including sea level rise and flooding, that may affect municipal and private infrastructure and valuable natural and cultural resources.

Greenland

Greenland is located south of Newington and southwest of Portsmouth. The first Greenland Master Plan was adopted by the Planning Board in 1971, and the plan was updated in 1984, 1989, and 1999. The 1999 Master Plan has the following chapters: (1) Introduction; (2) Recommendations; (3) Goals; (4) Housing; (5) Transportation; (6) Community Profile; (7) Public Utilities; (8) Public Facilities; (9) Recreation; (10) Conservation; (11) Historic Resources; (12) Construction Materials; and (13) Growth Management.

According to the Public Utilities Chapter, electrical service is provided to the town by Unitol. PSNH has a 34.5 kV overhead line that runs in an east-west direction from a PSNH substation on Ocean Road through Greenland to Stratham. The plan also explains that Greenland's development regulations provide the option of requiring the installation of underground electric utility lines in new subdivision developments, while noting that this option is rarely used (page PU-3).

A small portion of Greenland also has natural gas service, and an eight-inch gas transmission line crosses Greenland in a diagonal manner from southwest to northeast. The plan states that this line can be tapped for distribution purposes in town, and a gas distribution line exists along Route 33 in Greenland.

The Master Plan also describes the PNGTS/Maritimes-Northeast project, a major regional gas transmission project that was approved by federal and state agencies in 1997. This 30" pipeline was constructed mostly within or immediately adjacent to the existing pipeline ROW corridor, thereby "reducing the construction and landowner impact of the new line" (page PU-4). The only diversion was at the intersection of Route 33 and Ocean Road, avoiding the intersection and the McDonalds restaurant.

The Master Plan recommends that the expansion of natural gas service areas be encouraged and that the town carefully monitor construction of the PNGTS/Maritimes

Northeast gas transmission line to ensure compliance with all construction permits and conditions.

In 2017 and 2018, the Greenland Planning Board has been reviewing and editing a new draft chapter associated with coastal hazards and climate change. It is anticipated that the chapters will be adopted in 2018.

Rye

Rye is located southeast of Portsmouth. The 2013 Rye Master Plan was adopted by the Planning Board on March 4th, 2014. The plan has nine chapters which address: (1) community vision; (2) demographics; (3) land use; (4) housing and workforce housing; (5) transportation; (6) natural resources; (7) energy; (8) civic life; and (9) municipal services.

The energy chapter seeks to increase energy efficiency and conservation, reduce the use of non-renewable fuels, lower greenhouse gas emissions and reduce energy costs in Rye while ensuring energy security. It also seeks to promote renewable energy sources such as wood, other biomass, solar, wind, hydropower and geothermal. The 2008 New Hampshire Climate Action Plan and the Regional Greenhouse Gas Initiative (RGGI) are described, along with the creation of the town's energy committee in 2007. Most of the energy chapter recommendations are associated with energy efficiency and conservation and renewable energy actions that can be undertaken by town government and local citizens and businesses.

Four draft Master Plan chapters were completed in 2017, including Chapter 3, Coastal Hazards and Climate Change, Chapter 4, Existing and Future Land Use, Chapter 6, Transportation, and Chapter 7, Natural Resources. Chapter 3 was adopted in December, 2017.

New Castle

Newcastle is located east of Portsmouth. The New Castle Master Plan includes a statement of principles, assumptions and objectives and a description of land use, housing, transportation, utilities, community facilities, recreation and conservation. In addition, a draft energy chapter was prepared in 2009.

The utilities chapter notes that New Castle is adequately served by electric, telephone and cable systems (page 8). The draft energy chapter seeks to reduce energy consumption and costs, improve energy infrastructure, increase use of local energy resources, enhance environmental quality and provide a framework for future energy planning in the community.

Municipalities in Maine Abutting New Hampshire Project Towns

Eliot, ME

The Eliot Comprehensive Plan was adopted in 2009. It includes sections which address: vision; population and demographics; land use; economy and labor force; housing; transportation; recreation; marine, water, critical natural, historical/archaeological, agricultural and forestry resources; public facilities and services; energy; fiscal policy; future land use goals, policies and strategies; and capital investment plan.

The plan notes that gas and electric transmission and distribution facilities have significantly increased tax revenues in the community, to nearly \$19 million in 2009 (page 22). This includes the Maritimes Gas Compressor Station on Route 236. The gas pipeline right-of-way, along with abandoned rail and trolley routes, were identified in the plan as potential locations for bike paths and trails.

The energy section explains that in 2006 the town established an energy commission which completed an energy audit of municipal buildings and helped the town establish local ordinances to encourage individual use of solar collectors and small wind turbines. The energy policies and strategy section of the plan includes recommendations to increase energy conservation and efficiency and the use of renewables in local buildings and facilities. There also is a recommendation to explore the feasibility of a natural gas distribution center in town (pages 225-226).

The plan does not appear to discuss any issues, concerns or recommendations associated with electric lines.

Kittery, ME

The Kittery Comprehensive Plan was updated in 1999, revised in 2000 and adopted by the Council in March, 2002. A new plan, called the Kittery 2015-2025 Comprehensive Plan has been under development for the past few years, including 2016. The 1999/2000 Comprehensive Plan includes the following chapters: (1) History; (2) Regional Setting; (3) Land Use Regulations and Planning 1952-1998; (4) Inventories, Goals and Policies (for population and demographics, local economy, natural, scenic and marine resources, water and sewer service, land use patterns, transportation, housing, public facilities, recreation and open space, cultural, historic and archeological resources and fiscal capacity); (5) Implementation Strategy; (6) Capital Investment Strategy; and (7) Regional Coordination.

The 1999/2000 Plan does not appear to discuss any issues, concerns or recommendations with respect to electric transmission or distribution lines. The only references to energy utilities was a recommendation that the town should “work with natural gas companies on service” (page 264).

Distance from Project ROW to Borders of Adjacent NH Municipalities

The following table shows the approximate distance between the project ROW and the boundaries of abutting communities* in New Hampshire that are adjacent to Project communities. The distances are measured from the closest point along the border with the Project communities to the project ROW. As noted previously, Madbury, Durham, Newington and Portsmouth are Project communities.

Communities Abutting Project Towns	Distances from municipal border to project ROW (miles)	Project Communities
Rye	3.5 – 3.7	Portsmouth
New Castle	2.9 – 3.2	Portsmouth
Newmarket**	1.4 – 4.5	Durham
	1.6 – 4.4 (submarine cable)	Newington
Barrington	3.4 – 3.5	Madbury
Lee	1.5	Madbury
	1.5 – 5.7	Durham
Dover**	1.4 – 1.7	Madbury
	0.8 – 2.3	Newington
Greenland**	2.8	Portsmouth
	1.9 – 3.2	Newington

*Abutting communities are adjacent to host communities. The project is not located in adjacent communities.

** Note: Newmarket, Dover and Greenland town borders are located near the midpoint of the river, not at the far bank of the river. Thus, the measurements listed above understate the distance from the project to land-based uses in those communities.