

Is It Time to Consider Updating Your Town's Regulations, Ordinances, and Plans?

Regular review and update of your regulations will ensure that your Boards remain current on recent legislation changes and planning practices when a development comes to Town or a new project emerges. Often, existing regulations are tested and amendments can rectify identified problems. While most update periods are not mandated, here are basic recommendations for the update timeframe for a community's commonly used regulations, ordinances, and plans:

- Master Plan RSA 674:1-4. Time: Stated in the statutes as update "from time to time." Generally, a full Master Plan update every 7-10 years is standard with ongoing (yearly) review and update of Chapters as needed.
- Zoning Ordinance RSA 674:1(V), 675:1-5. Time: Stated in statutes as update "from time to time". Recommend yearly review for compliance with recent legislation and existing ordinances and updating yearly with new or amended provisions as needed.
- Subdivision Regulations RSA 674:35-36. Time: Not stated in statutes. Recommend review and revision as needed, generally every 2-3 years.
- Site Plan Review Regulations Time: RSA 674:43-44. Not stated in statutes. Recommend review and revision as needed, generally every 2-3 years.
- Capital Improvement Program RSA 674:5-8. Time: Not stated in statutes. However, update the CIP yearly if your Town has a GMO or Impact Fees being collected. Otherwise, a yearly update is recommended but not required.
- Impact Fees RSA 674:21(V). Time: Not stated in statutes. After the Impact Fee ordinance is adopted, recommend review and revision of impact fee schedule as needed after the CIP is revised, generally every 1-2 years.
- Growth Management RSA 674:22. Time: Stated in statutes as "evaluated annually". The GMO should be listed on each year's Town Meeting ballot for reconsideration.
- Hazard Mitigation Plan loosely RSA 674:2.III(e). While it can be a component of a Master Plan, every 5 years the Haz Mit Plan must be resubmitted to FEMA for approval to ensure continued ability to apply for and receive federal disaster and mitigation grant funds.

CNHRPC can assist your Boards with any of these updates. Contact us for more information.