



**New Hampshire Planners Association
PO Box 3458
Concord, NH 03302**

April 7, 2026

The Honorable Joe Alexander, Chairman
Housing Committee
Concord, NH 03301

Re: SB 564 – prohibiting certain municipal development restrictions

Dear Representative Alexander:

The New Hampshire Planners Association (NHPA), representing close to 200 land-use planning professionals in our state working at all levels of government and in the private sector, takes this opportunity to express opposition to SB 564. While NHPA agrees that changes need to be made to promote the creation of additional housing supply, top-down legislative mandates that encourage unnecessary damage to the natural environment and promote poor land use should not be considered.

Of most concern is proposed RSA 674:21-b, III, which will eliminate the protection of dedicated open space lots and buffer areas in subdivision developments by allowing the installation of utilities such as septic systems, utility lines, and stormwater management structures within these areas. The intent of open space is to provide protected and undisturbed natural areas for the benefit of the development and the community. Allowing the installation of any and all utilities – presumably even utilities that do not specifically serve the original development – will permit the very impact from which these dedicated areas are supposed to be protected. In other words, allowing utility infrastructure substantially defeats the purpose of requiring open space and perimeter buffers in the first place.

For these reasons, we recommend removing proposed RSA 674:21-b, III, from SB439.

Thank you for this opportunity to comment.

Sincerely,

Timothy J. Corwin, Esq., AICP
Legislative Liaison
NH Planners Association

NHPA Mission Statement: The New Hampshire Planners Association promotes, assists, and supports the professional planner in the goal of achieving planning excellence to improve the quality of life today and tomorrow in New Hampshire's communities.