

Planning TOOLS for Energy Development



ALIGN YOUR ORGANIZATIONAL STRUCTURE

- Create municipal task force to address, track, and analyze community impacts;**
<http://cce.cornell.edu/EnergyClimateChange/NaturalGasDev/Pages/CommunityTaskForces.aspx>
- Assign municipal staff additional roles and responsibility** (meetings, data collection, analysis, review, and enforcement)

CREATE A BASELINE PROFILE

- Identify historical and current data** (e.g. EMS, roads., traffic counts, social services, police, water/sewer, school districts, bus routes, population counts, workforce, economic sector, unemployment, wages, housing prices, housing affordability, short-term housing – man camps, hotel, rentals, RVs, etc.)
- Create mitigation strategies to prepare for and shape projected impacts**

UTILIZE YOUR PLANNING DOCUMENTS

- Identify Critical Environmental Areas (CEAs), inventory & map**
<http://www.dec.ny.gov/permits/6184.html>
- Model CEAs Overlay District**
http://stcplanning.org/usr/Program_Areas/Energy/Naturalgas_Resources/model_CEA_Overlay_zoning.pdf
- Identify desirable areas for future development** (consider incentive overlay zone)
- Adopt/update comprehensive plan** (include: energy dev. Renewable energy policies, housing, land use, and transportation initiatives)
http://www.garfieldcomprehensiveplan2030.com/File_Drawer_files/GarfieldCounty_CompPlan_v9_v4.pdf
<http://www.co.centre.pa.us/planning/compplan/energy%20conservation.pdf>
www.dos.state.ny.us/lq/publications/Zoning_and_the_Comprehensive_Plan.pdf
- Adopt/ update associated zoning regulations for comprehensive plan**
- Identify vacant and occupied housing stock, inventory & map**
- Identify underutilized commercial/ industrial properties, inventory & map**
http://www.co.centre.pa.us/planning/ccngtf/uss_2011-03.pdf
- Identify possible sites for short-term employee housing** (e.g. man camps/ RV camps)
- Identify major stakeholders list** (include: county/ municipal planning, town supervisors, state legislators, local officials, local govt. agencies, state regulatory agencies, industry/ business associates, citizens, homeowners, other interested groups, natural resource agencies, conservation districts, economic development districts, watershed associations, other resource interests, tourism, sportsmen's groups, farmer's groups, fire, police, emergency services providers, human services agencies, and other relevant federal agencies)
- Identify school districts and associated bus routes, as well as mass transit routes, tour bus routes, & major road construction sites**
- Identify tourism destinations, inventory & map**
- Identify local government costs & services**

UTILIZE YOUR MUNICIPAL REGULATIONS

- Update/ adopt erosion, sedimentation, and stormwater regulations**
<http://www.dec.ny.gov/chemical/29072.html>
- Update/ adopt floodplain regulations**
http://www.mass.gov/Cago/docs/Municipal/sb_floodplain.rtf
<http://www.townofotego.com/townpermits/laws/FloodDamage.pdf>
- Adopt aquifer protection regulations;**
http://www.mass.gov/Cago/docs/Municipal/sb_aquifer.rtf
- Adopt wellhead protection regulations**
http://www.tiogacountyny.com/images/stories/PDFs/government/TING/TING_RevisedResourceBinder_5_2_11.pdf
http://www.mass.gov/Cago/docs/Municipal/sb_groundwater.rtf
- Adopt brine/ waste disposal regulations**
- Adopt LEED certification and green building design regulations**
<http://www.greenupstateny.org/>
- Adopt renewable energy initiatives**
<http://www.co.centre.pa.us/planning/compplan/energy%20conservation.pdf>



- Adopt/ update road use agreement (RUA) regulations**
http://www.steubencony.org/naturalgastaskforce/SteubenCountyDPW_RUA.pdf
<http://www.steubencony.org/naturalgastaskforce/PA-RUA-Laceyville%20Borough.pdf>;
<http://www.steubencony.org/naturalgastaskforce/PA-Excess%20Maintenance%20Agreement.pdf>
<http://www.steubencony.org/naturalgastaskforce/PA-RUA-Lemon%20township.pdf>
http://www.co.centre.pa.us/planning/ccngtf/road_use_maintenance_agreement.pdf
- Review commercial/ industrial water/ sewer rates**
- Review room tax, taxes system, and definitions**
http://www.co.centre.pa.us/planning/ccngtf/gas_task_forum.pdf
http://www.co.centre.pa.us/planning/ccngtf/natural_gas_escapes_taxation.pdf
http://www.co.centre.pa.us/planning/ccngtf/tax_policy_marcellus.pdf
- Review/ adopt regulations on short-term temporary employee housing regulations**
<http://www.garfield-county.com/building-planning/land-use-regulations.aspx> (See Article 4-106, 4-108 and 4-109 or our Land use code for more details)
- Review/ adopt camping regulations**
<http://www.townofbethlehem.org/images/pageImages/EcoDevAndPlan/Zoning%20Law%20-%20Adopted%20082405%20Amended%20082306%20Effective%20090106.pdf#search='incentive'> (see §128-62 - temporary Shelter and associated definitions)
- Review mobile home court/ RV Ordinance**
- Adopt viewshield regulations, inventory & map**
http://www.in.gov/indot/div/projects/i69planningtoolbox/_pdf/Scenic%20Viewshed%20Protection.pdf
- Consider life cycle analysis for subdivisions**
- Create/ partner with a housing trust for rent/ owner controls**
http://www.mhp.net/uploads/resources/municipal_affordable_housing_trust_guidebook.pdf
http://franklinma.virtualtownhall.net/Pages/FranklinMA_Admin/hoopinfo.pdf
- Review/ adopt site plan review law**
http://www.dos.state.ny.us/lg/publications/Site_Development_Plan_Review.pdf
<http://www.townofbethlehem.org/images/pageImages/EcoDevAndPlan/Zoning%20Law%20-%20Adopted%20082405%20Amended%20082306%20Effective%20090106.pdf#search='incentive'>
<http://www.townofotego.com/townpermits/laws/SitePlanReview.pdf>

PUT YOUR ZONING TO WORK

- Adopt incentive overlay zoning**
http://www.dca.state.ga.us/intra_nonpub/Toolkit/guides/incntvZng.pdf
http://www.behanplanning.com/bpfiles/F_DRUM/Final/I%20-%20Incentive%20Zoning%20Ordinance.pdf
http://www.seattle.gov/planningcommission/docs/SPC_IncZon.pdf
- Adopt/ review agricultural zoning ordinance**
- Amend zoning district in urban business center to permit dense mixed-use**
<http://www.planning.org/research/smartgrowth/pdf/section41.pdf>
- Amend zoning language to prohibit or allow gas extraction in specified districts**
 (see towns of Dryden, Ithaca, and Ulysses – regulations under development)
<http://www.celdf.org/issues-gas-drilling-communities>
http://www.cedclaw.org/?page_id=598
- Adopt light & noise ordinance**
http://www.tiogacountyny.com/images/stories/PDFs/government/TING/TING_RevisedResourceBinder_5_2_11.pdf
http://www.mass.gov/Cago/docs/Municipal/sb_outdoorlights.rtf
- Update terminology & definitions**
http://stcplanning.org/usr/Program_Areas/Energy/Naturalgas_Resources/DRAFT%20Garfield%20County%20Natural%20Gas%20Development%20Navigation%20Guide%20.pdf

OTHER CONSIDERATIONS/ MISC RESOURCES

- State resources**
<http://www.dos.state.ny.us/lg/publications.html>
<http://www.nysenergyplan.com/stateenergyplan.html>
- New York State Legislative activity**
<http://www.chemungcounty.com/index.asp?pageId=482>
- Land of the Law blog**
<http://lawoftheland.wordpress.com/>
- Educational resources**
<http://cce.cornell.edu/EnergyClimateChange/NaturalGasDev/Pages/default.aspx>
<http://extension.psu.edu/naturalgas>