

## NH Salt Marsh Plan: Land Use Management Options (draft 7/1/20)

This table outlines potential land use management actions that could be used to increase the resiliency and enable inland migration of salt marshes. This is a working document that will be updated periodically to help prompt new ideas for sustaining marshes. This table was developed in collaboration with the Advisory Group for the NH Salt Marsh Plan, for more information see: [www.greatbay.org/salt-marsh-plan](http://www.greatbay.org/salt-marsh-plan).

Management Option	Municipal Lead	Regulatory Mechanism	Regulatory Process	Regulatory Tools	Non-Regulatory Mechanism
<b>1. Remove, decrease or modify development potential on salt marsh itself.</b>	Planning Board (PB)  Conservation Commission	Zoning Ordinance  Land Use Regulations	Town Meeting  PB public hearing	a) Conservation Subdivision, b) Structure/development setbacks and buffers in zoning and land use regulations c) Amend floodplain development standards	a) Incentive based (e.g. payment for protection, tax abatement) b) Community based Buffer Protection Program c) Voluntary Conservation Easements (partner with land conservation agents)
<b>2. Remove, decrease or modify development potential in the migration pathway.</b>	Planning Board  Conservation Commission	Zoning Ordinance  Land Use Regulations	Town Meeting  PB public hearing	a) Conservation Subdivision b) Structure/development setbacks and buffers in zoning and land use regulations c) Amend floodplain development standards to prohibit substantial improvement or replacement in projected migratory pathways	a) Easements and Land Conservation that protect migratory pathways (e.g. strengthened voluntary policies that pay people or provide tax breaks to avoid development in the migration pathway)

Management Option	Municipal Lead	Regulatory Mechanism	Regulatory Process	Regulatory Tools	Non-Regulatory Mechanism
<b>3. Managed relocation of structures and/or infrastructure in the saltmarsh itself</b>	<p>Planning Board</p> <p>Board of Selectmen/Council</p> <p>State/federal funding partners</p>	<p>Zoning Ordinance</p> <p>Municipal Operations/Policy</p>	<p>Town Meeting</p> <p>Board of Selectmen/Council action or policy</p>	<p>PB - Amend floodplain development standards to prohibit substantial improvement or replacement of structures</p>	<p>a) Voluntary buyout program or conservation easements for “life of the structures</p> <p>b) Municipal actions may include removal of structures (like impervious surfaces or structural barriers) or abandoned structures</p> <p>c) May require a municipal policy that enables remove/decommission of infrastructure currently in salt marsh or in migration space</p>
<b>4. Managed relocation of structures and/or infrastructure in the way of the migration pathway</b>	<p>Planning Board</p> <p>Conservation Commission</p> <p>State/federal funding partners</p>	<p>Zoning Ordinance</p>	<p>Town Meeting</p>	<p>Amend floodplain development standards to prohibit substantial improvement or replacement of structures</p>	<p>a) Voluntary buyout program; conservation easements for the “life of the structure”</p> <p>b) Municipal policy that requires any maintenance/improvements to allow for SM migration (rather than just prohibiting or removing the structures/infrastructure).</p>
<b>5. Incentives for voluntary easements or land acquisition of critical migration pathways and buffer strips.</b>	<p>Planning Board</p> <p>Conservation Commission</p>	<p>Zoning Ordinance</p> <p>Land Use Regulations</p>	<p>Town Meeting</p> <p>PB public hearing</p>	<p>a) Voluntary options in zoning and land development regulations for easements, conservation, removal or relocation of structures</p> <p>b) Transfer of Development Rights program</p>	<p>a) Conservation easements for “life of the structure”</p> <p>b) Transfer of Development Rights Program (hybrid of regulatory and non-regulatory strategy) to protect migratory pathways</p>

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<b>6. Other Regulatory options</b>	Planning Board	Zoning Ordinance	Town Meeting	Coastal Salt Marsh Protection Overlay Zone incorporating regulatory tools in management options #1-#5 Example: a broad regulation prohibiting development in areas subject to certain levels of SLR including areas that are/will be salt marsh and areas that aren't/won't be salt marsh in the future; might be part of floodplain management and development standards	
<b>7. Other Regulatory and Non-regulatory options</b>	Planning Board  Board of Selectmen/Council  State/federal funding partners	Zoning Ordinance  Municipal Operations/Policy	Town Meeting  Board of Selectmen/Council action or policy	a) Audit adaptation strategies in the Coastal Risks and Hazards Commission Report, NH Flood Risk Summary Parts I and II b) Identify site specific strategies based on priority and needs/benefits	a) Audit adaptation strategies in the Coastal Risks and Hazards Commission Report, NH Flood Risk Summary Parts I and II b) Identify site specific strategies based on priority and needs/benefits

***Note: State and federal partners may play a role in any of the above management options in providing technical assistance, data, capacity building and funding to municipalities to achieve these options.***